



# 2737 Mapleton Ave.

Boulder, CO 80304

| Marcus & Millichap |  
THE KRAMER GROUP



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# EXECUTIVE SUMMARY *OFFERING SUMMARY*

- The Kramer Group of Marcus and Millichap is pleased to present 2737 Mapleton Avenue in Boulder, Colorado. This Class B office building has 7,426 SF over 3 floors with 8 covered parking spaces on-site. This beautiful and centrally located office sits just 1.5 miles east of downtown, providing prime access to all the great amenities that Boulder provides.
- 2737 Mapleton Avenue is a value-add office building with 6,839 rentable square feet. With 4,011 square feet available to occupy immediately, this allows for a great opportunity for both owner-users and investors to own a well-maintained asset in Central Boulder.





**Total Price** **\$3,195,000**

**2737 Mapleton Avenue | Boulder, CO**

Gross Square Feet	7,426 SF
Rentable Square Feet	6,839 SF
Lot Size	0.19 AC
Number of Suites	7
Year Built / Renovated	1984/2002

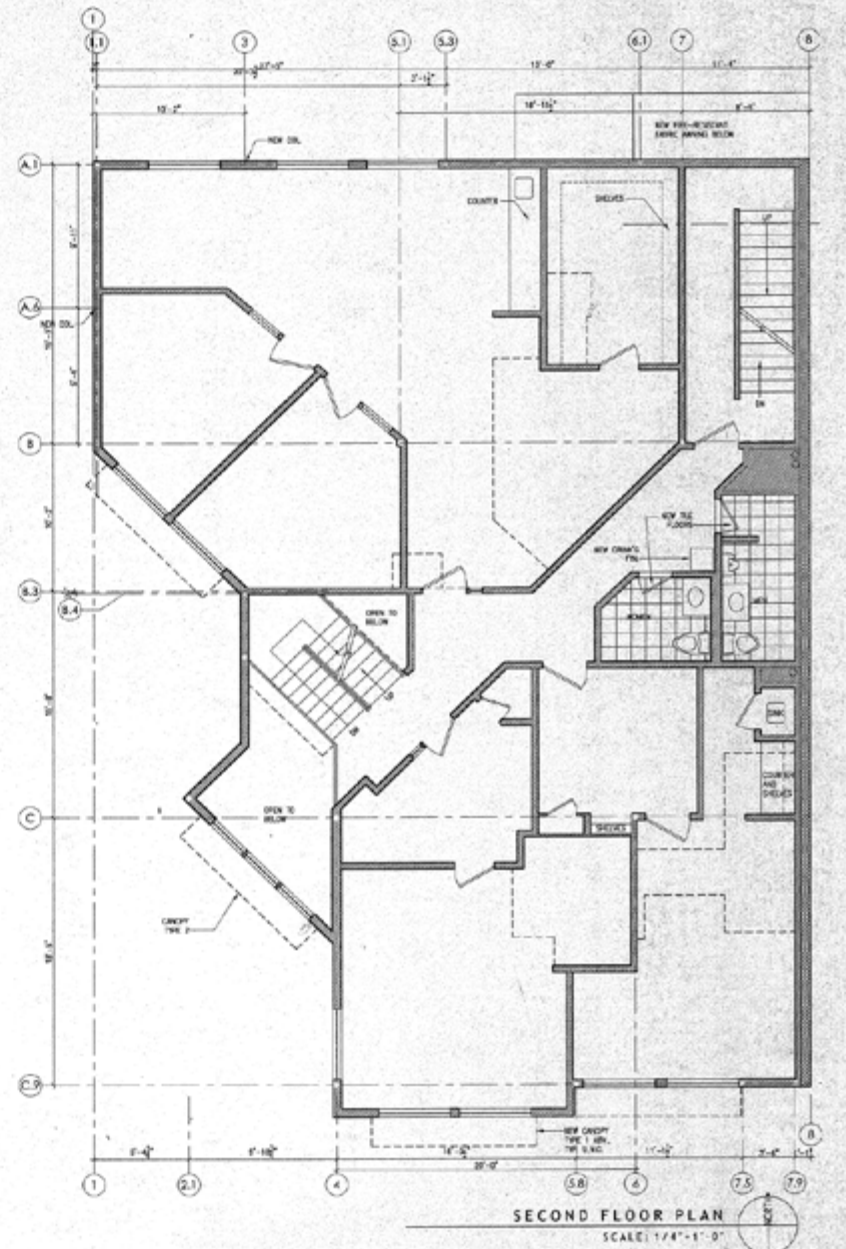
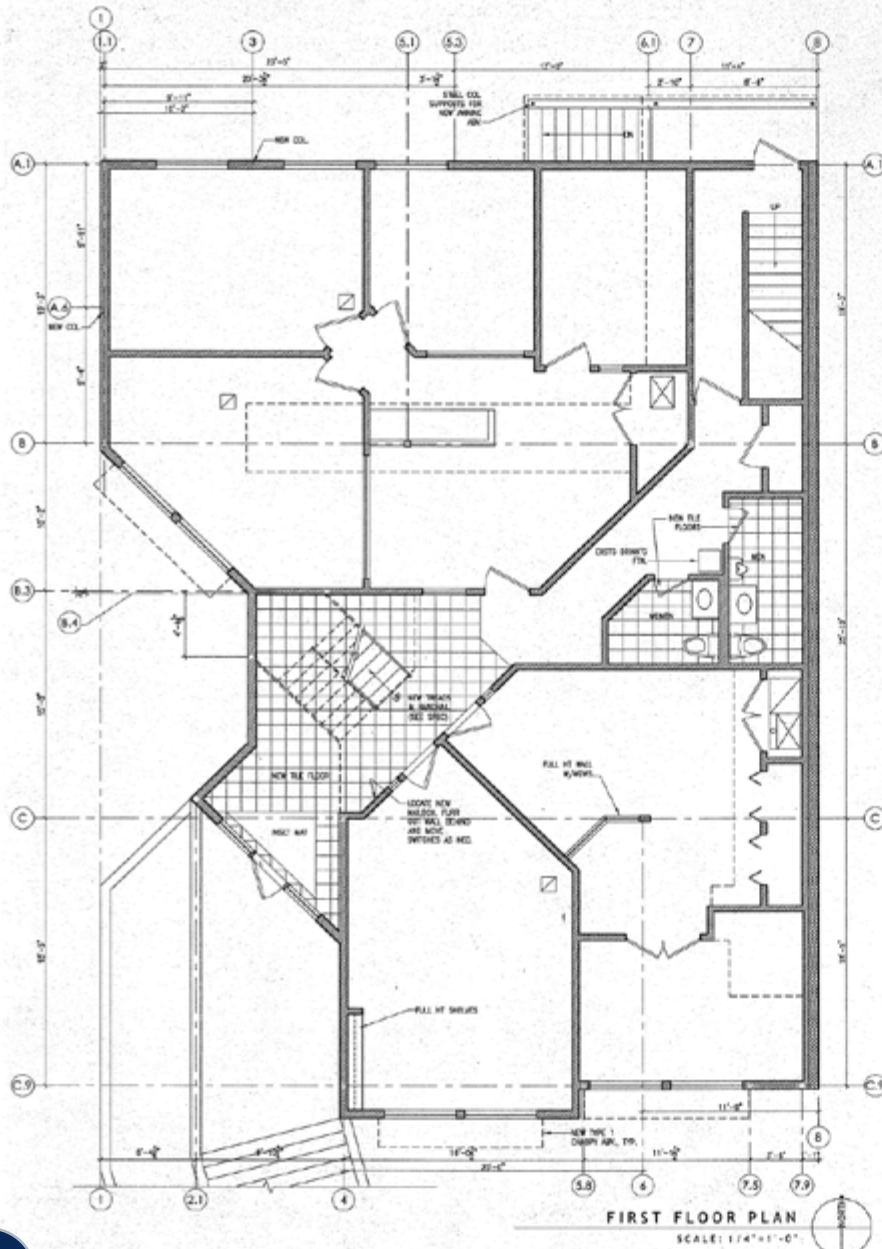
**INVESTMENT HIGHLIGHTS**

- Amazing owner/user space available on top floor, suite 300, 2,228 SF Available.
- 8 Covered parking spaces available.
- Beautiful Courtyard.
- Multiple suites available for an owner/user totaling 4,011 square feet.
- The current owner is willing to lease back one of the vacant suites.

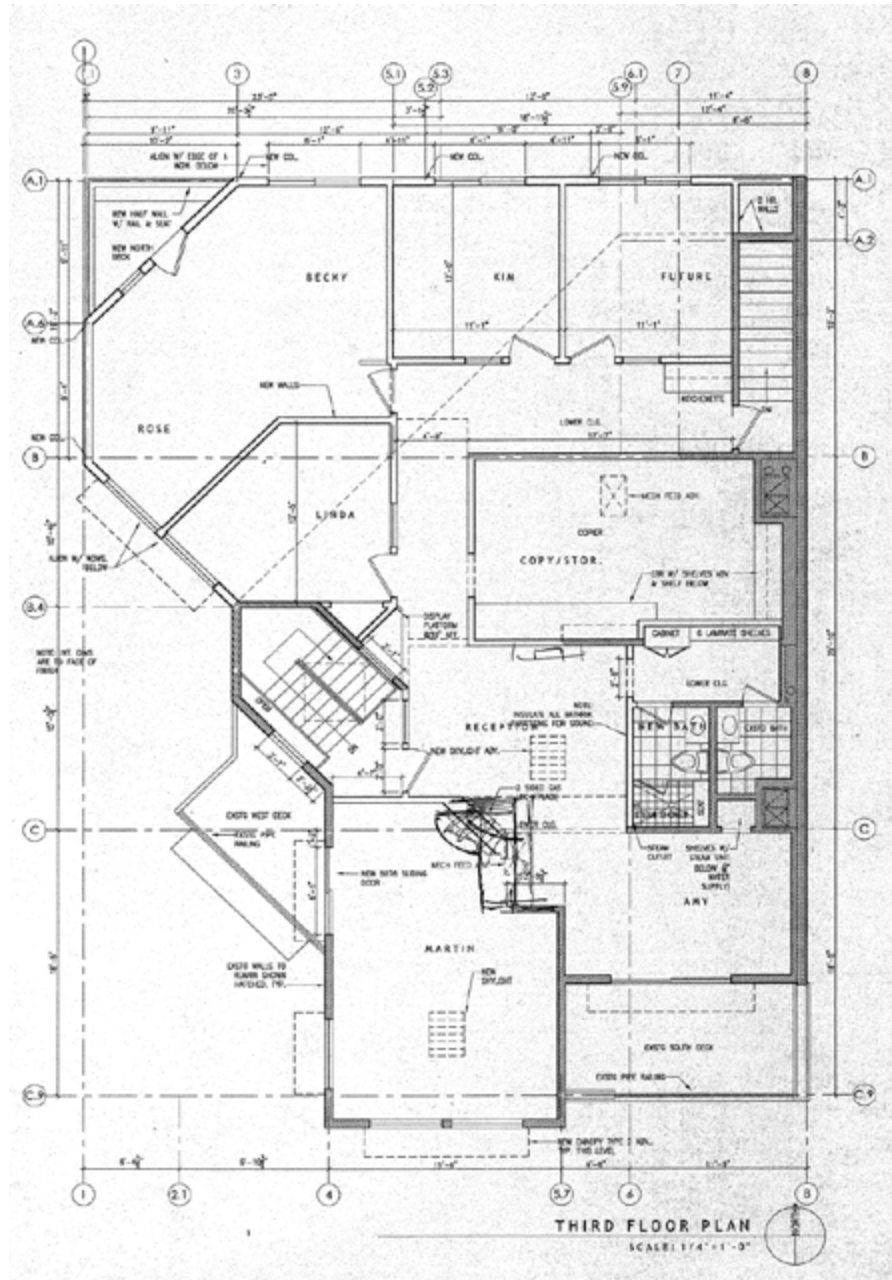




# EXECUTIVE SUMMARY *FLOOR PLAN*









# SUITE 103 | 1,263 SF AVAILABLE







# SUITE 202 | 519 SF AVAILABLE



# SUITE 300 | 2,228 SF AVAILABLE







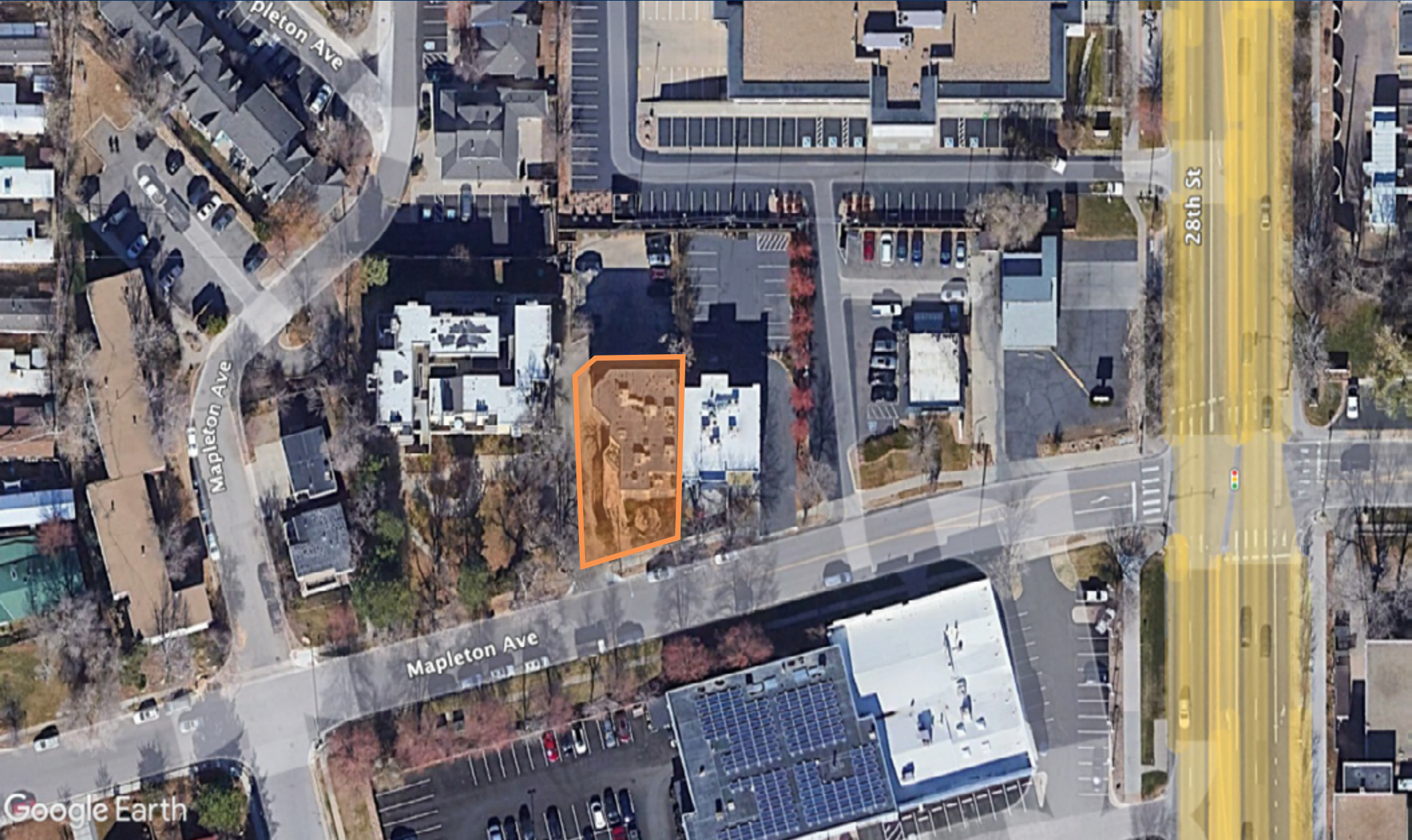


# PROPERTY INFORMATION

## RETAILER MAP



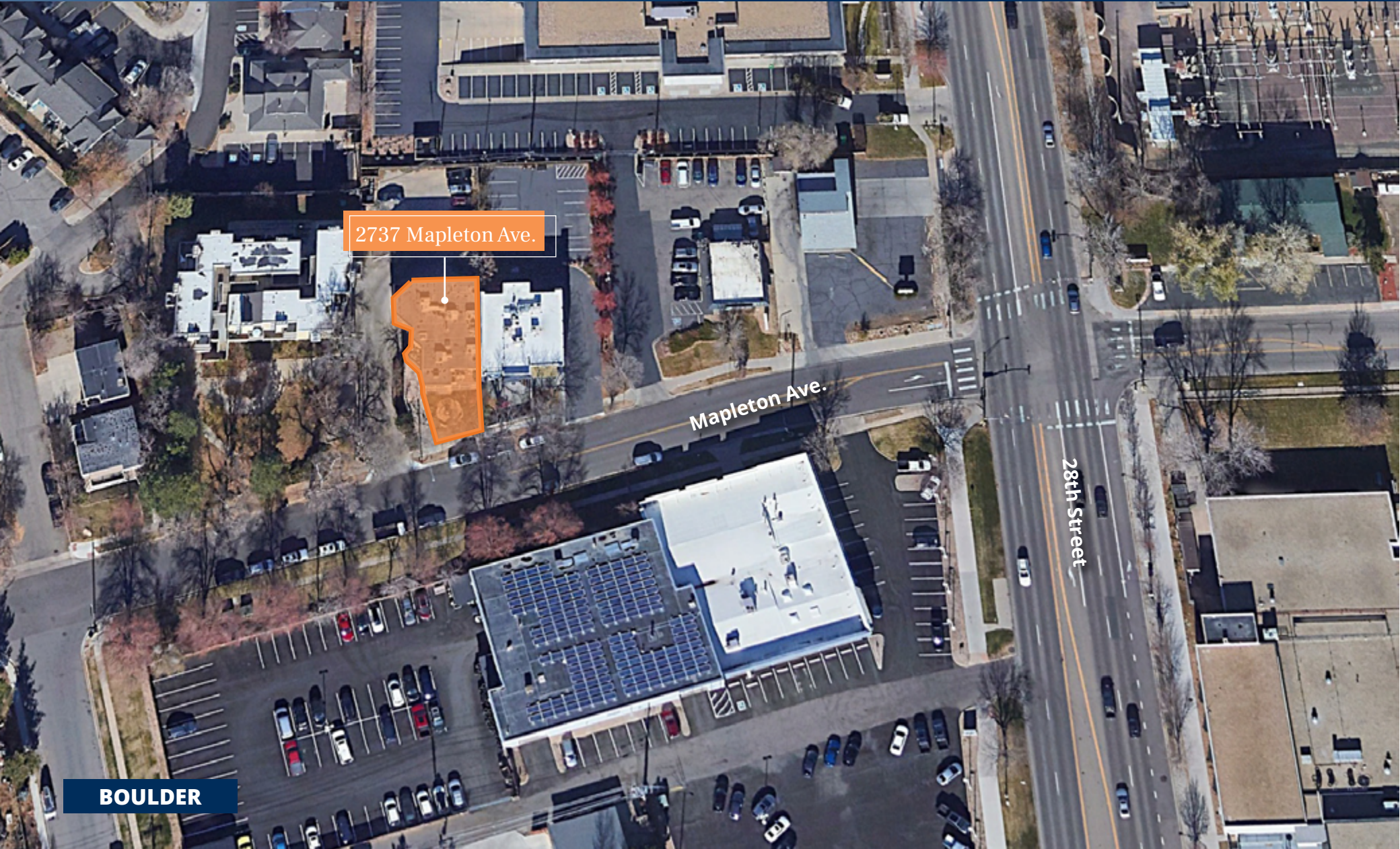






# PROPERTY INFORMATION

LOCAL MAP



2737 Mapleton Ave.

Mapleton Ave.

28th Street

**BOULDER**





2737 Mapleton Ave.

Mapleton Ave.

28th Street

**BOULDER**





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