

4041 Hanover Ave

Boulder, CO

Light & Bright South Boulder Offices

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Suite 100	1,229 sq. ft.
Suite 101	1,750 sq. ft.
Lease Rate / sq. ft.	$16.00 NNN
Expenses / sq. ft.	$15.69*

**Including Utilities & Common Area Janitorial*

- Suites Feature Reception, Several Private Offices, Conference Rooms, & Private Patio Spaces
- Remaining First Floor Can Be Leased as One Unit (2,979 sq. ft.) or Divided as Shown on Floorplan
- Large Windows on All Sides Offer Natural Light Throughout
- Ample Free Parking & RTD Stop On-Site
- Close Proximity to Parks, Hiking & Biking Trails
- Convenient Location with Easy Access to Major Thoroughfares
- Amenities in Walking Distance Include Whole Foods, Southern Sun, Boxcar Coffee, Walnut Café, Illegal Pete's, Moe's, Snarfs, King Soopers & More

Property Info & Gallery

View Map

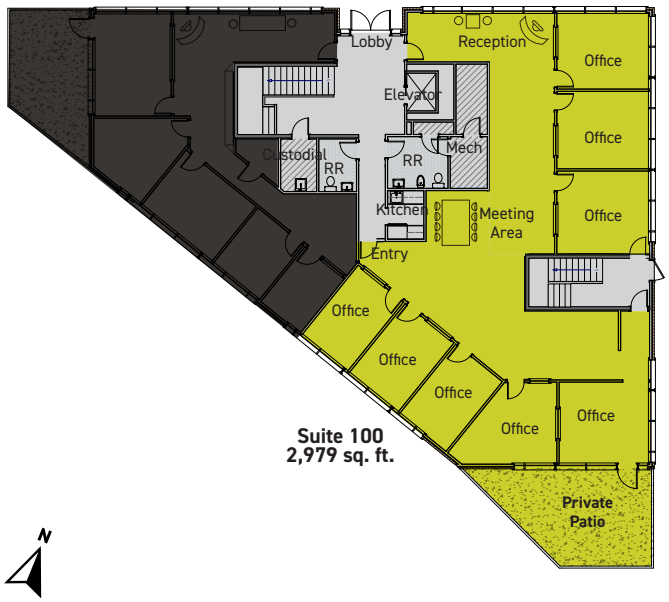
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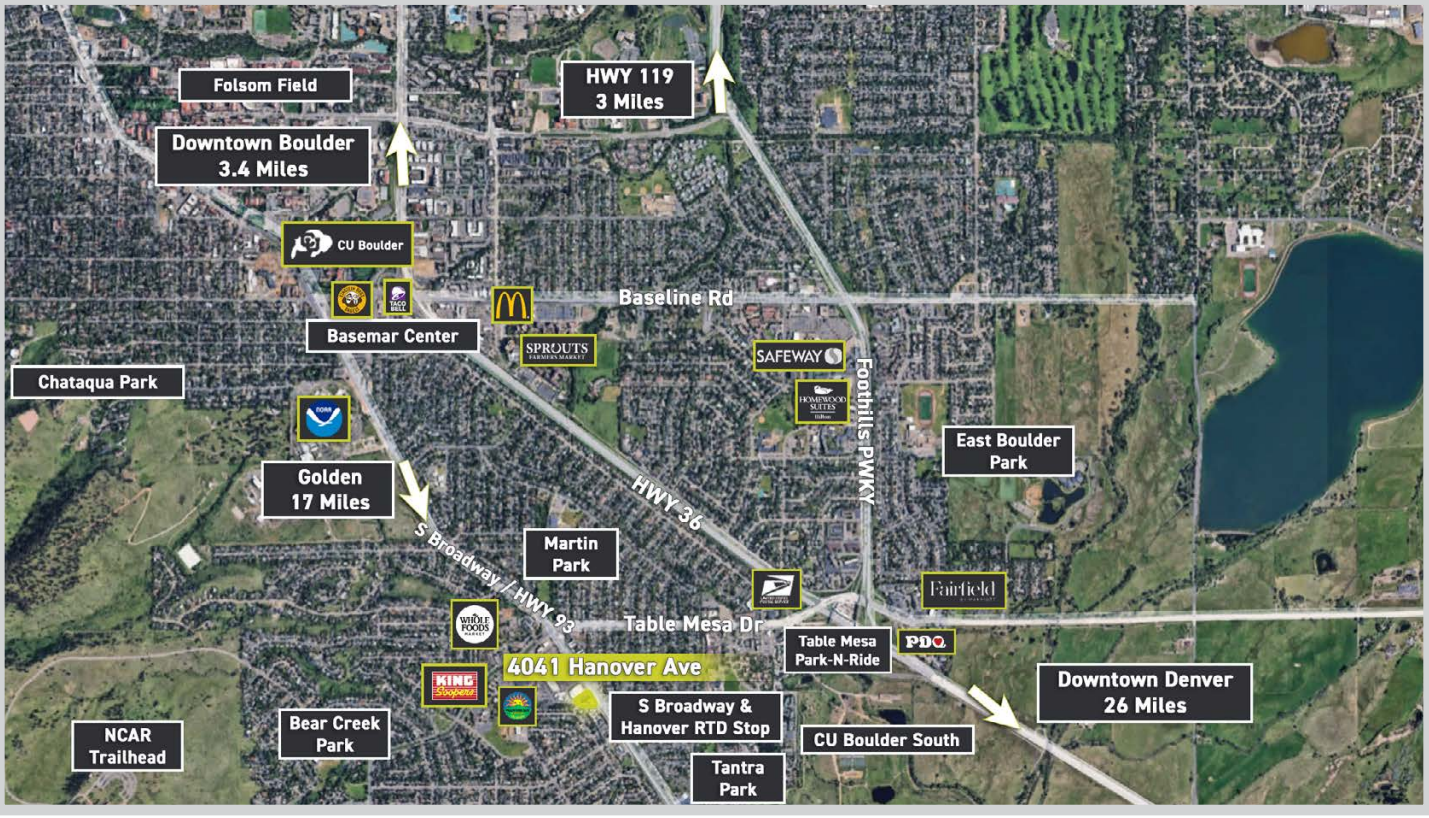
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Existing Floorplan



Potential Floorplan





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2305 Canyon Blvd, Suite 200, Boulder, CO 80302 • (303) 442-1040

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OFFICE*



MEETING AREA*



OFFICE*

*Virtually Staged

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