



PRICE REDUCTION TO \$3.7 MILLION!!!
OWNER FINANCING AVAILABLE!!!



DEAN CALLAN
& COMPANY INC

CHRISTIAN SMITH

Senior Broker Associate

720.530.0174

christian@deancallan.com

CRAIG DAVID

Broker Associate

720.614.5954

craig@deancallan.com

DEAN CALLAN & COMPANY, INC.

1510 28th Street, Suite 200

Boulder, Colorado 80303

303.449.1420 | www.deancallan.com

OFFICE BUILDING FOR SALE OR LEASE

3004 ARAPAHOE AVENUE
BOULDER, COLORADO 80303

Stand-alone office building in central Boulder, CO available for SALE or LEASE! Owner financing is available for the qualified buyer, please reach out to broker for details on the terms. You'll be glad you did. The building has over 11,000 finished square feet, abundant parking, high-exposure signage opportunities, tons of natural light, and great outdoor space for customers, clients, and/or employees to enjoy.

Call us for more information and to set up a tour.

TERMS

| | |
|-----------------|--------------------------|
| Size: | 11,400 Finished SF |
| New Sale Price: | \$3,700,000 |
| Lease Rate: | \$21.00 / SF / NNN |
| Expenses: | \$10.82 / SF (Est. 2025) |

NEW OWNER USER FINANCING TERMS

LTV: Up to 80/20 for Qualified Buyer

Maturity: 5 Years

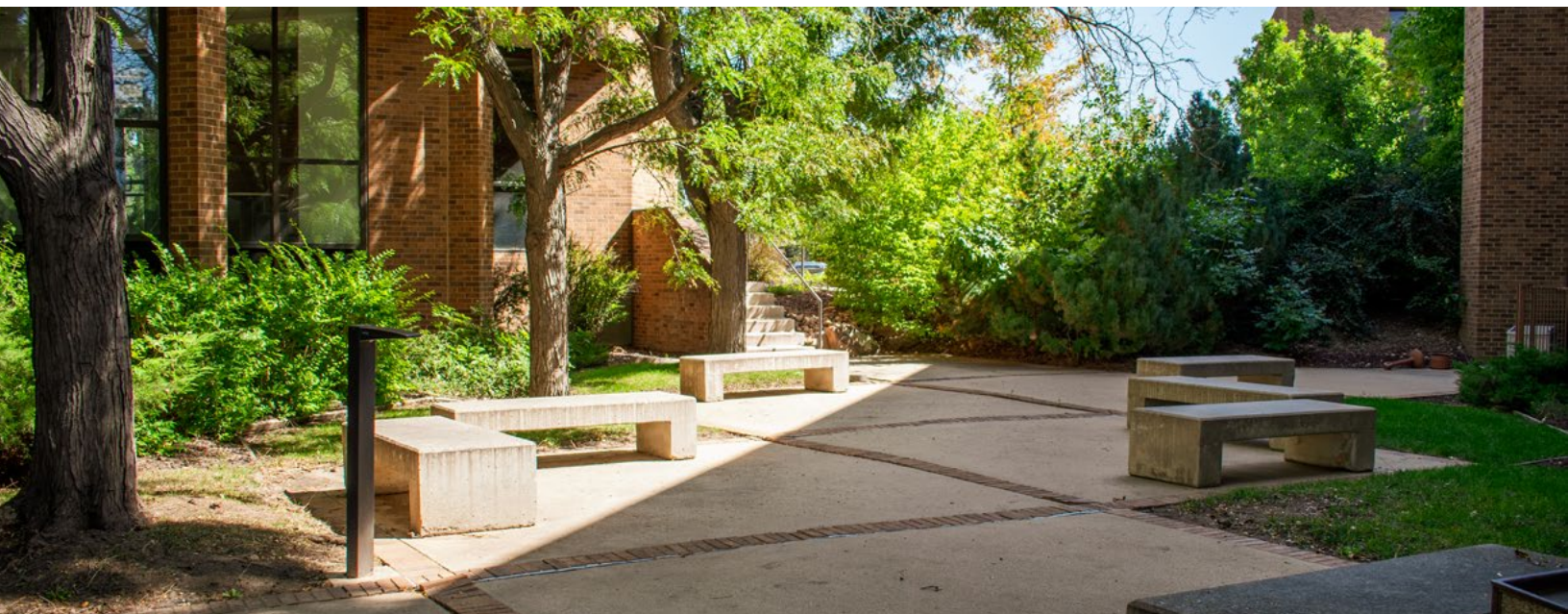
1. Year 1: 4%
2. Year 2: 4%
3. Year 3: 5 Year Treasury Rate + 1
4. Year 4: 5 Year Treasury Rate + 1
5. Year 5: 5 Year Treasury Rate + 1

Terms: Interest only balloon loan, no prepayment penalty

Amort: Interest only, \$3.7 M purchase price, with \$2.96 M loan - monthly interest payment under \$10,000 per month

Collateral: First mortgage on 3004 Arapahoe, Boulder, CO and assignment of all Borrower's agreements and assignment of leases

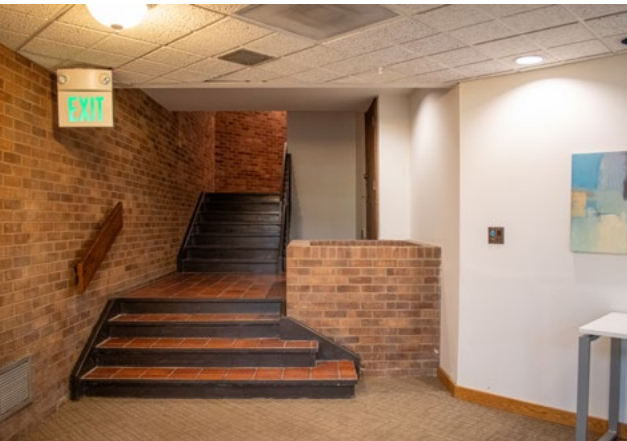
Please inquire with Broker for more info.



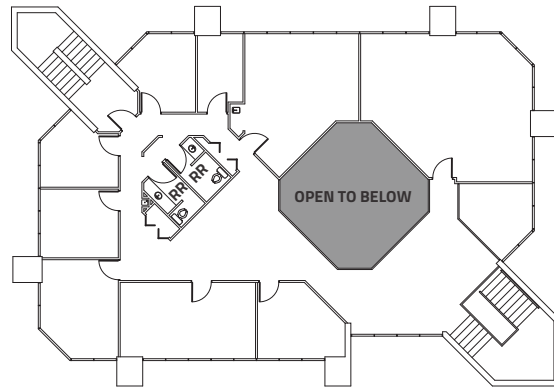
All information furnished regarding this property is obtained from sources deemed reliable. Dean Callan & Company, Inc. makes no representation, guarantee or warranty, expressed or implied, as to the accuracy thereof.

PROPERTY FEATURES

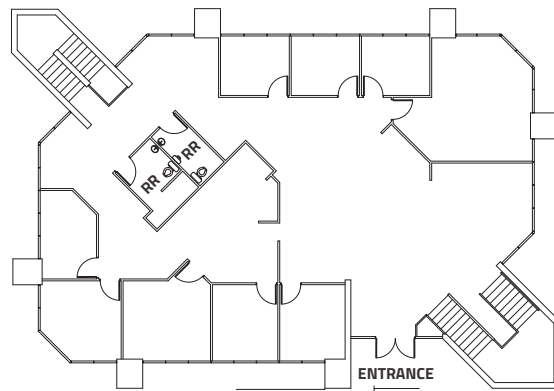
- **Expansive Potential:** Includes additional unfinished square footage currently designated for storage, providing room for your future growth.
- **Ample Parking:** 38 convenient parking spaces.
- **Eco-Friendly Transportation:** Encourage sustainable commuting with outdoor bike parking, seamlessly connecting your workspace to Boulder's extensive network of bike paths.
- **Work-Life Balance:** Enjoy easy access to nearby amenities like parks and the Scott Carpenter Pool.
- **Retail Paradise:** Take advantage of the diverse offerings at the 29th St. Mall and Sunrise Center, conveniently located right across the street.
- **Effortless Commuting:** Straightforward access to Highway 36, making your location accessible from various parts of the region.



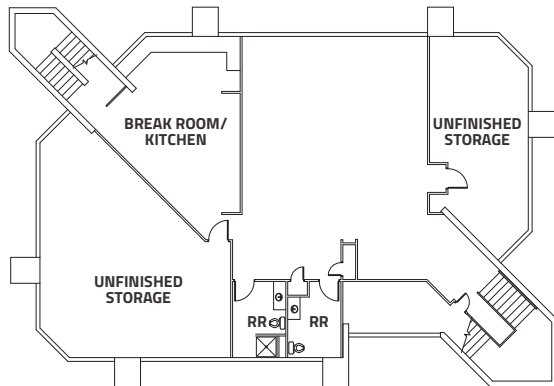
2ND FLOOR



MAIN FLOOR



GARDEN LEVEL



All information furnished regarding this property is obtained from sources deemed reliable. Dean Callan & Company, Inc. makes no representation, guarantee or warranty, expressed or implied, as to the accuracy thereof.



GARDEN LEVEL OPEN OFFICE SPACE



BREAK ROOM/KITCHEN



ENTRANCE SEATING AREA



PRIVATE OFFICE



WAITING AREA



CONFERENCE ROOM

All information furnished regarding this property is obtained from sources deemed reliable. Dean Callan & Company, Inc. makes no representation, guarantee or warranty, expressed or implied, as to the accuracy thereof.



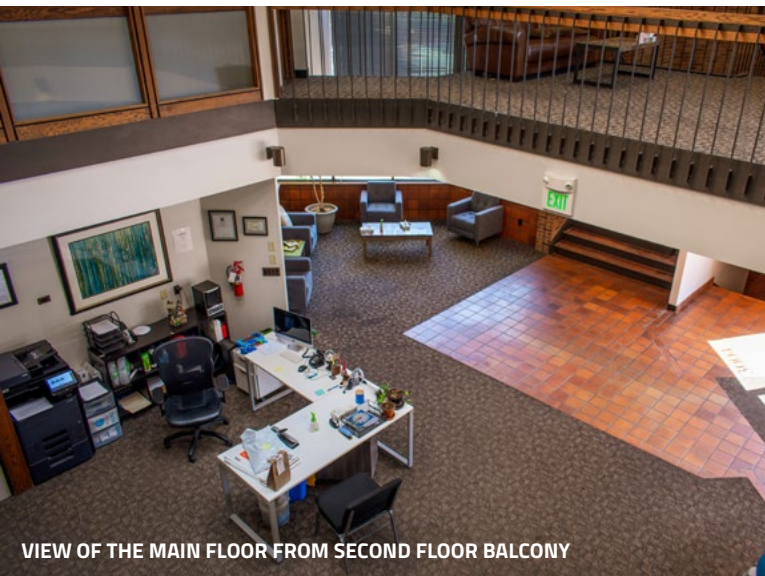
MAIN LEVEL OPEN OFFICE SPACE



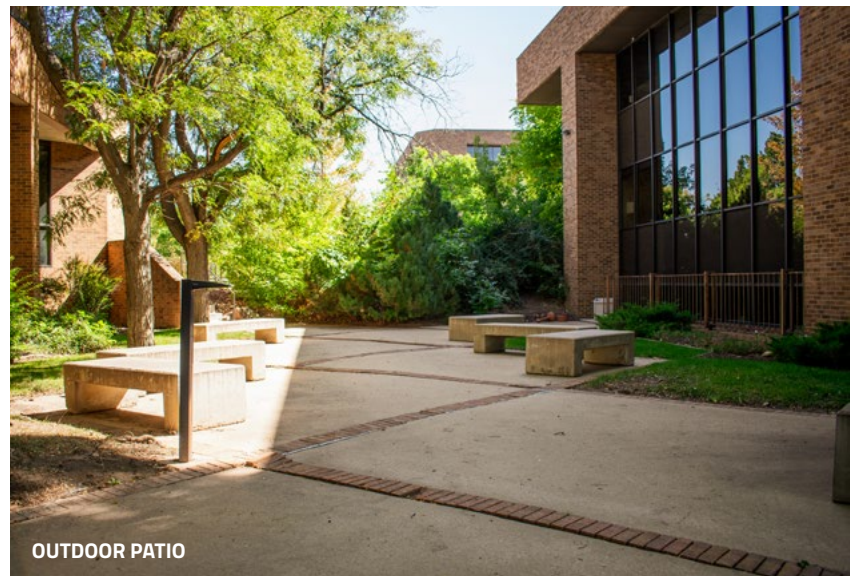
GROUP THERAPY ROOM/CONFERENCE ROOM



2ND FLOOR OPEN OFFICE AREA

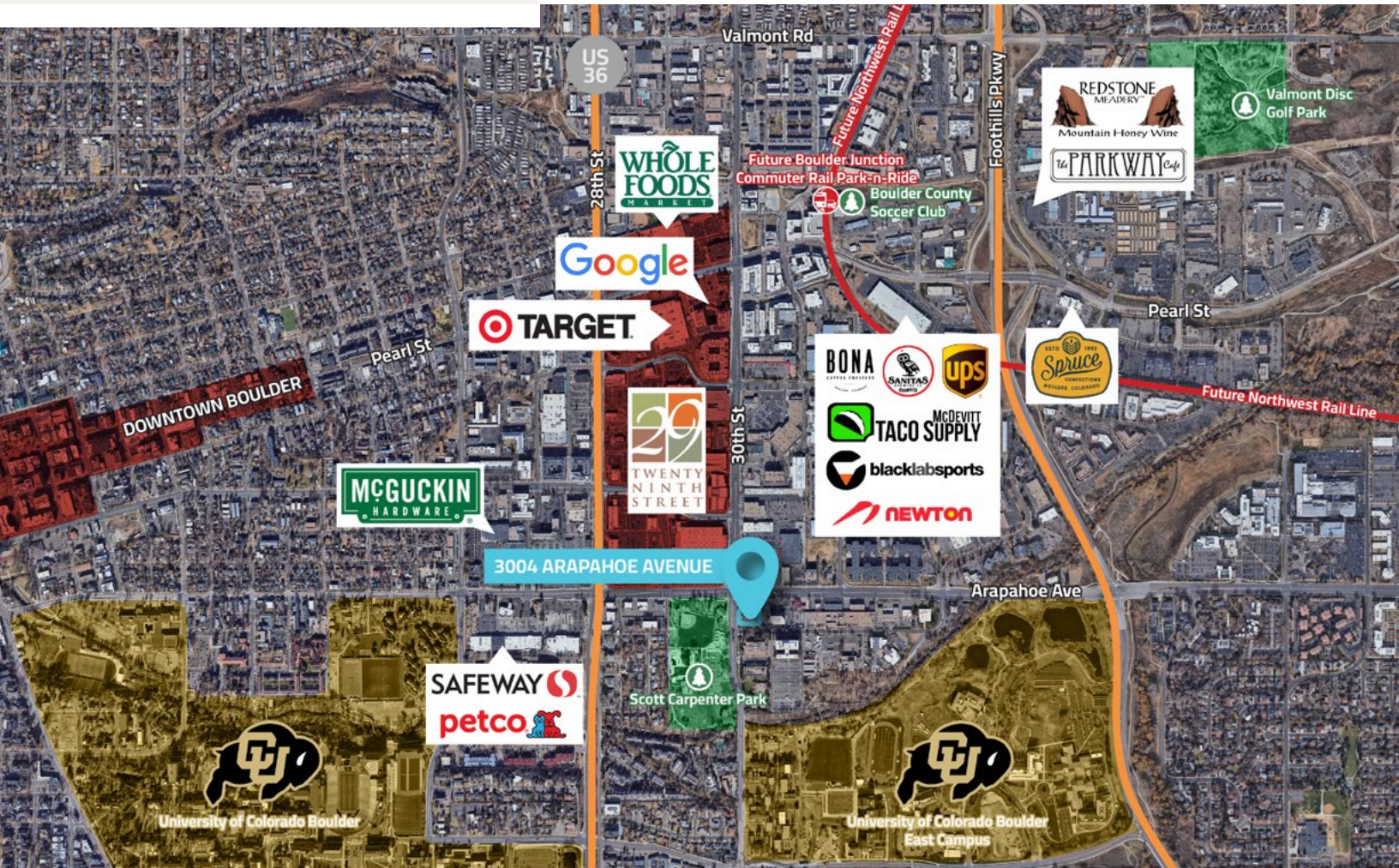


VIEW OF THE MAIN FLOOR FROM SECOND FLOOR BALCONY



OUTDOOR PATIO

All information furnished regarding this property is obtained from sources deemed reliable. Dean Callan & Company, Inc. makes no representation, guarantee or warranty, expressed or implied, as to the accuracy thereof.



Call us for more information
and to set up a tour.

DEAN CALLAN & COMPANY INC

CHRISTIAN SMITH
Senior Broker Associate
720.530.0174
christian@deancallan.com

CRAIG DAVID
Broker Associate
720.614.5954
craig@deancallan.com

DEAN CALLAN & COMPANY, INC.
1510 28th Street, Suite 200
Boulder, Colorado 80303
303.449.1420 | www.deancallan.com



All information furnished regarding this property is obtained from sources deemed reliable. Dean Callan & Company, Inc. makes no representation, guarantee or warranty, expressed or implied, as to the accuracy thereof.