

## Mapleton Hill Office Building for Sale

2475 BROADWAY ST. | BOULDER, CO 80304

Building Size 4,833 SF  
Parcel Size 0.21 Acres  
Sale Price \$2,200,000  
Zoning RMX-1

# IT'S OKAY TO STARE

Unusual? Maybe. Desirable? Definitely. Eye-catching? Don't even get us started. This multi-tenant office building of architectural awe was built in 1969 and has been holding down the corner of Broadway and Portland like a boss ever since. The bold box windows let in loads of natural light while the warm yet modern wood details and blocks-from-Pearl location make it hard to look away.

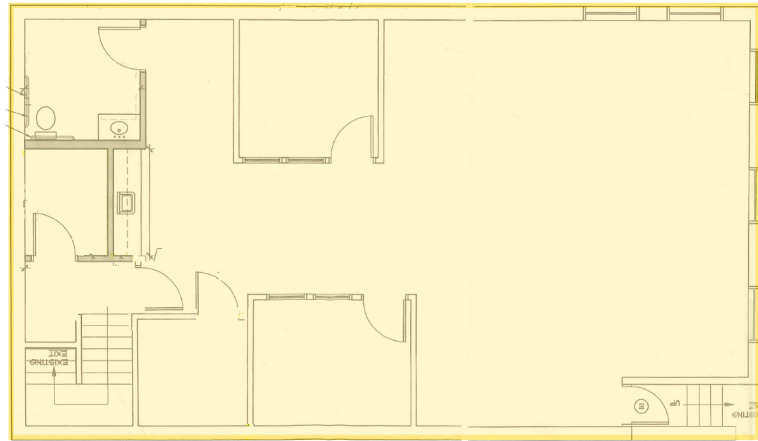
### PROPERTY HIGHLIGHTS

- Tri-Level Layout with Abundant Light
- Impeccably Maintained
- 10 Off-Street Parking Spaces
- Remodeled Restrooms and Kitchenettes
- Stunning External Architecture Designed by Hobart (Hobie) Wagner
- Lighted Monument Signage

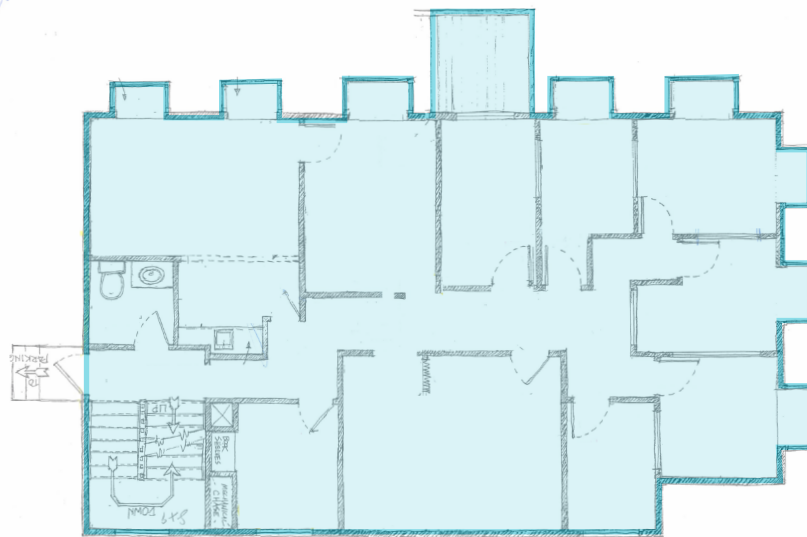
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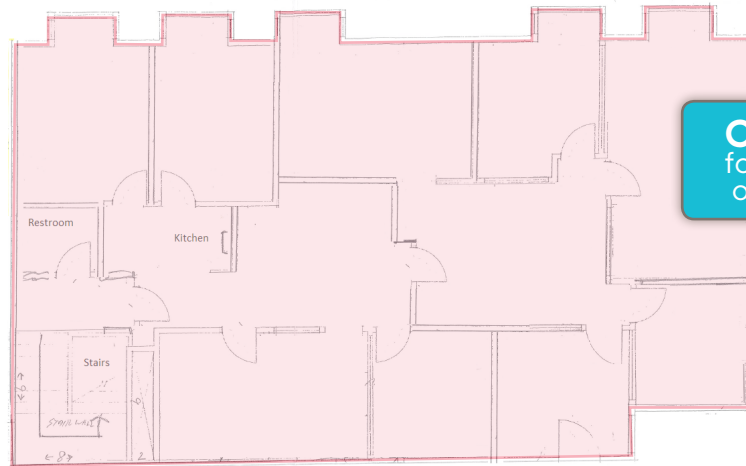
## FIRST LEVEL



## SECOND LEVEL

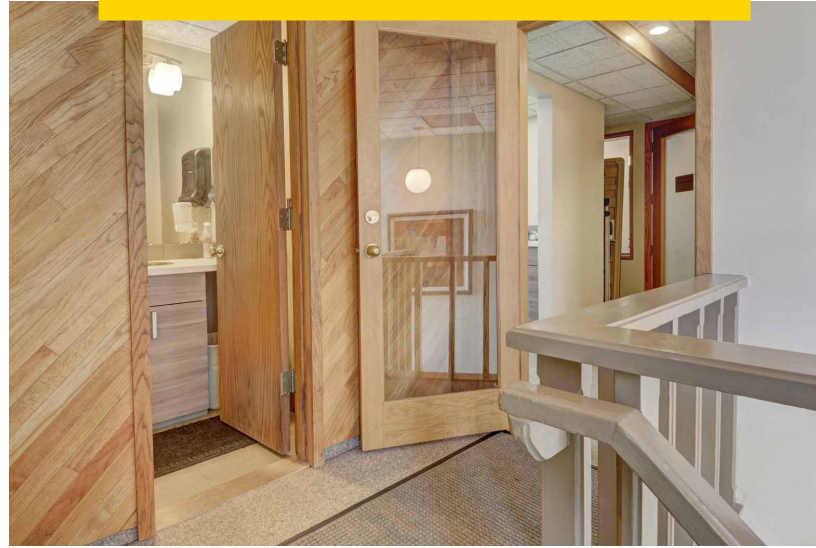


## THIRD LEVEL

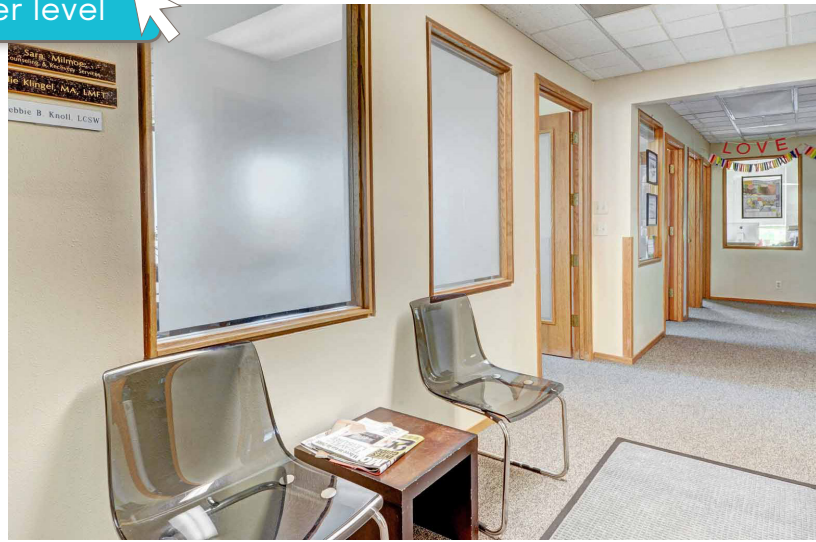
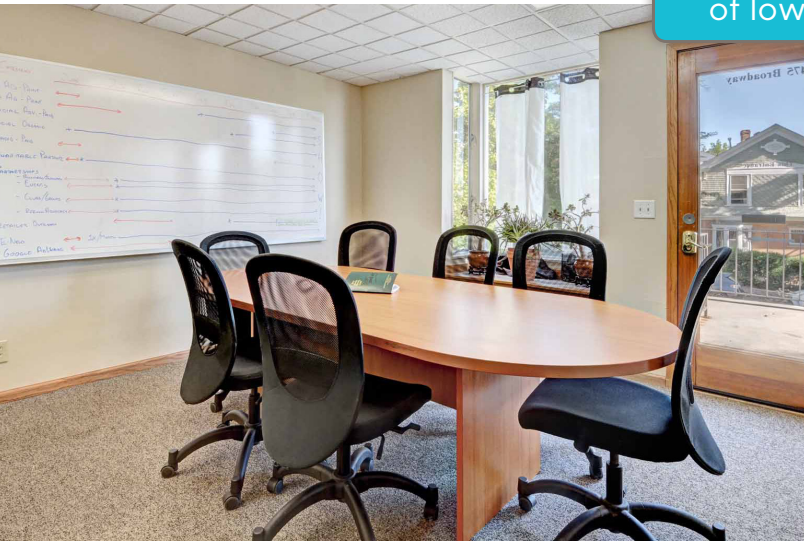


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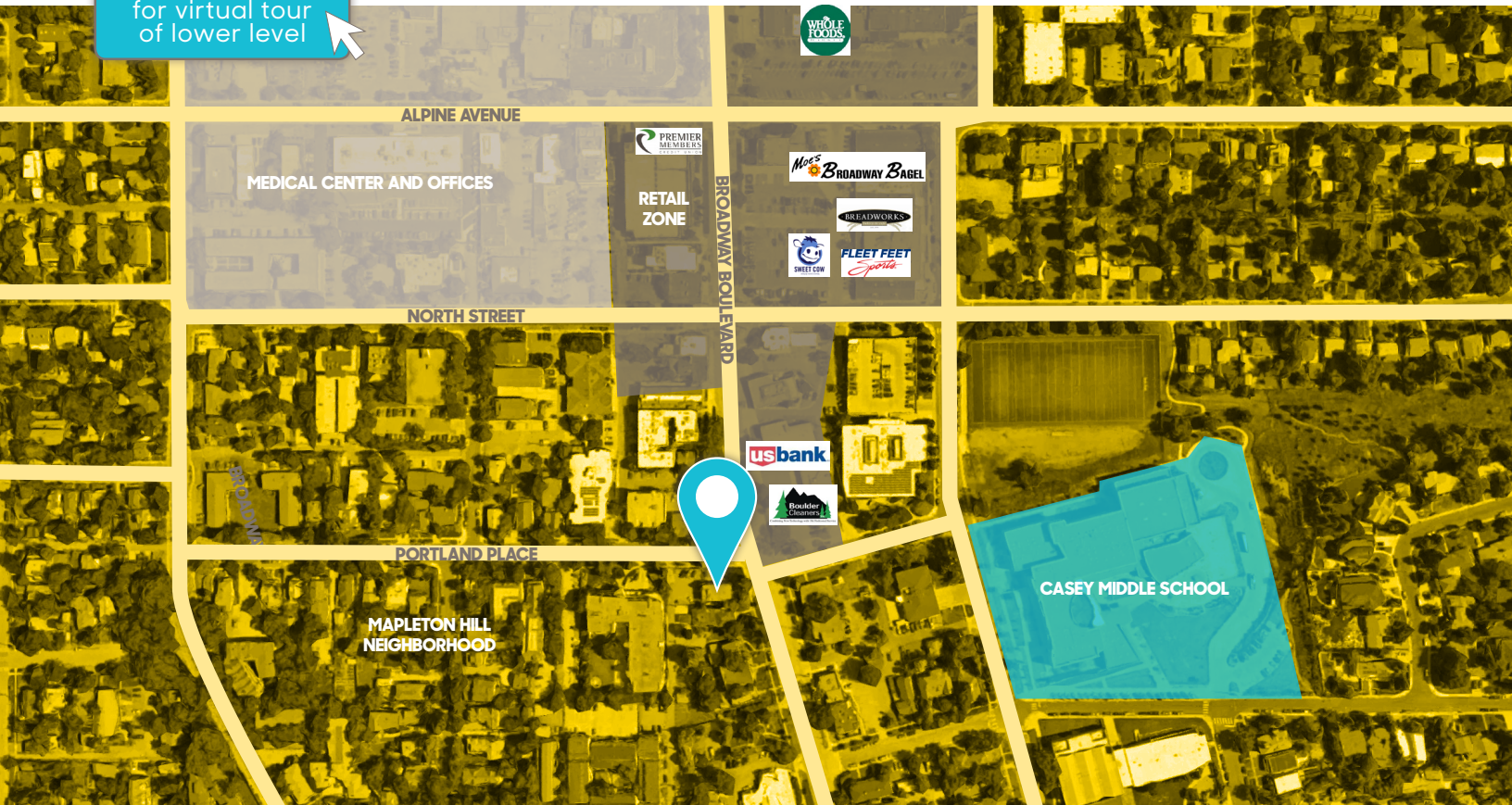
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## BEAUTIFUL BOULDER, CO

- July 2014, Boulder was ranked #1 in the U.S. for workforce education levels in the poll of "Best Places for Business" by Forbes.
- June 2012, Boulder ranked #1 on Richard Florida's list of "America's Most Creative Cities".
- CU-Boulder ranked in the top 20 of "America's Most Entrepreneurial Universities" by Forbes, 2014
- Boulder has the highest "high-tech startup density" of any metro area in the U.S., according to the August 2013 Kauffmann Foundation Report.
- The Boulder metro area ranked 3rd in the U.S. for venture capital invested per capita in 2012.
- Inc. Magazine has named Boulder "America's Startup Capital" and "America's Startup City".
- Boulder was named to the Business Insider list of 20 Most Innovative Cities in 2013.
- In the March 2014 Gallup-Healthways Well-Being Index, Boulder ranked #2 of "Top Cities for Well Being".
- Boulder's Pearl Street made Food & Wine's May 2013 list of "Ten Best Foodie Streets in America".
- Boulder has over 300 restaurants featuring local, regional and international cuisine. Several local restaurants have received national acclaim including Frasca Food and Wine, winner of a prestigious James Beard award.
- Gallup-Healthways Well-Being Index ranked Boulder #2 in its "Top Cities for Well Being" list, March 2014.
- Boulder was recently rated the "#1 Sports Town in America" by Outside Magazine.

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