



**4041 Hanover Ave**

Boulder, CO

## Light & Bright South Boulder Offices

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**Property Info & Gallery**

**View Map**

### Available November 2026

**1,229 - 4,423 sq. ft.**

|                      |               |
|----------------------|---------------|
| Suite 100            | 1,229 sq. ft. |
| Suite 101            | 1,750 sq. ft. |
| Suite 102            | 1,444 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
- Entire First Floor is Available (4,423 sq. ft.) & Divisible to 1,229 sq. ft.
- 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

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

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