

**1055 Canyon Blvd.  
Boulder, CO**

**3,200-7,300 Square Feet**

## Office Space Available!

- Prime first floor, class A office space available steps away from Pearl Street Mall in Downtown Boulder
- Beautiful, modern finishes
- Open floorplan with conference rooms and private offices
- High ceilings and large windows
- Elevated mezzanine level in Suite A
- Amenities include kitchenette w/ dishwasher, shower, and bathrooms
- Great visibility from Canyon Blvd.
- Underground parking available with direct elevator access.



**TEBO**  
PROPERTIES

Contact us for more information

[leasing@teboproperties.co](mailto:leasing@teboproperties.co)

303-447-832

[www.TEBOproperties.co](http://www.TEBOproperties.co)



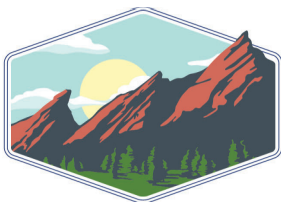


**TEBO**  
PROPERTIES

## 1055 Canyon Blvd., Boulder, CO



| Unit  | Square Footage | Price  |
|-------|----------------|--|
| A     | 3,200          | \$24.75/SF + \$16.85 (NNN)<br>= \$11,093.33/MO |
| B     | 4,100          | \$29.50/SF + \$16.85 (NNN)<br>= \$15,836.25/MO |
| A & B | 7,300          | \$29.50/SF + \$16.85 (NNN)<br>= \$28,196.25/MO |



**TEBO**  
PROPERTIES

Contact us for more information:  
[leasing@teboproperties.com](mailto:leasing@teboproperties.com)  
303-447-8326  
[www.TEBOproperties.com](http://www.TEBOproperties.com)