

**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.



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PROPERTIES

Contact us for more information

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

303-447-8321

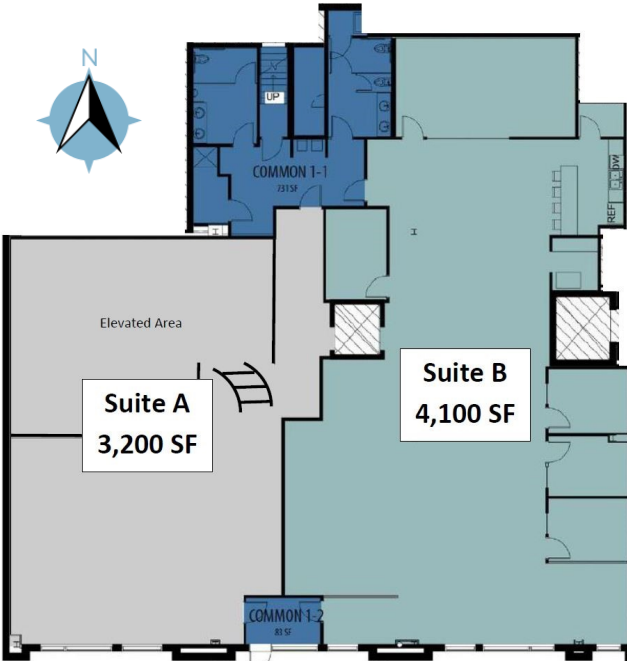
[www.TEBOproperties.com](http://www.TEBOproperties.com)

# OFFICE SPACE FOR LEASE

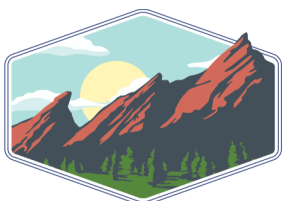


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## 1055 Canyon Blvd., Boulder, CO



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



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