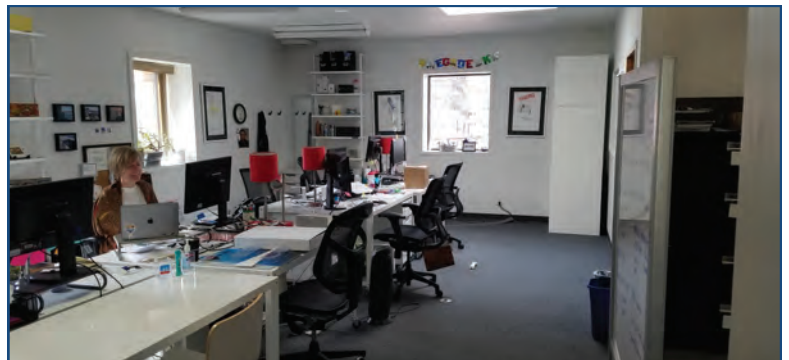


**1966 13th Street  
Boulder, CO**

**337-2,000 Square Feet**

## Office Space Available!

- Prime location on the Pearl Street Mall
- Historic Homestead Building
- Located at the corner of Pearl Street & 13th Street
- Charming lobby w/ circular staircase
- Open floorplan with common bathrooms
- High foot traffic on the Pearl Street Mall
- Multiple garden and second level office suites available, some with reception areas
- Reserved parking available nearby



**TEBO**  
PROPERTIES

Contact us for more information:

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

303-447-8326

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

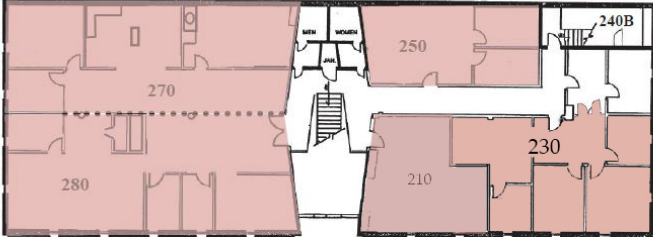
# OFFICE SPACE FOR LEASE



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## 1966 13th Street, Boulder, CO

Second Level

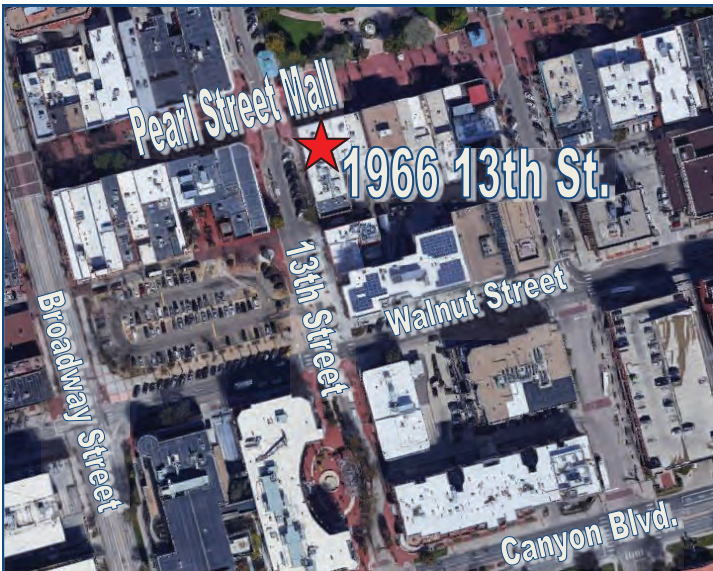
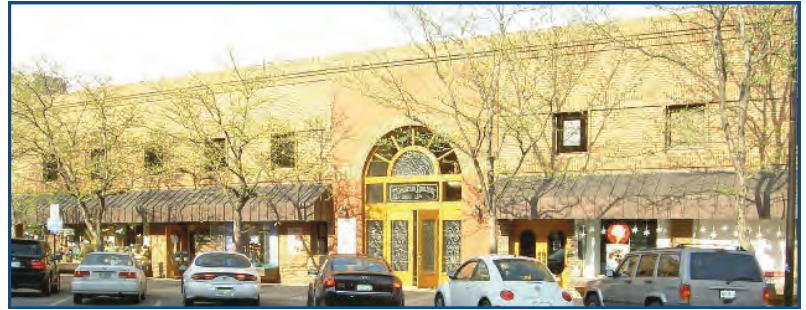


Ground Level

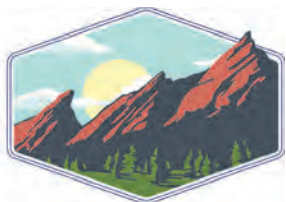


13<sup>th</sup> Street Entrance

 - Available for Lease



Unit	Square Footage	Price
<b>210</b> Available 8-01-2024	<b>1,292</b>	<b>\$25.00/SF + \$13.09 (NNN)</b> <b>= \$4,101.02/MO</b>
<b>230</b>	<b>1,292</b>	<b>\$25.00/SF + \$13.09 (NNN)</b> <b>= \$4,101.02/MO</b>
<b>250</b>	<b>820</b>	<b>\$25.00/SF + \$13.09 (NNN)</b> <b>= \$2,602.82/MO</b>
<b>270</b>	<b>2,000</b>	<b>\$25.00/SF + \$13.09 (NNN)</b> <b>= \$6,348.33/MO</b>
<b>280</b>	<b>1,876</b>	<b>\$27.50/SF + \$13.09 (NNN)</b> <b>= \$6,345.57/MO</b>
<b>LL10</b>	<b>672</b>	<b>\$1,250.00/MO + Utilities</b>
<b>LL20</b>	<b>337</b>	<b>\$750.00/MO + Utilities</b>



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