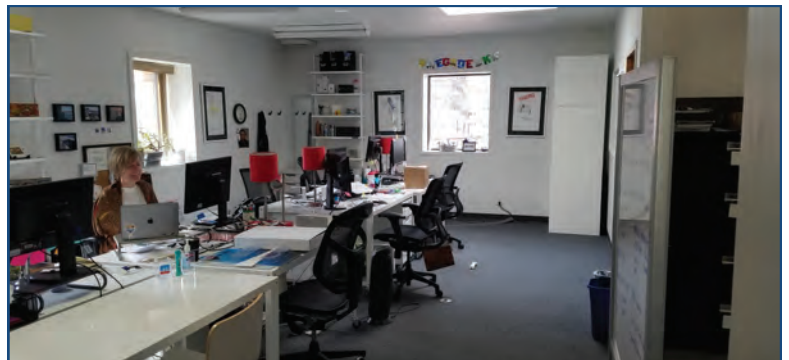


**1966 13th Street  
Boulder, CO**

**165-7,067 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



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PROPERTIES

Contact us for more information:

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

303-447-8326

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

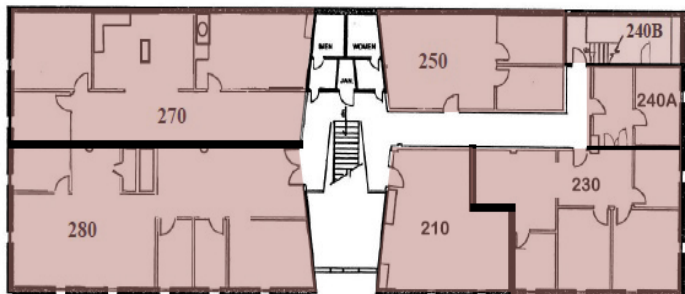
# OFFICE SPACE FOR LEASE



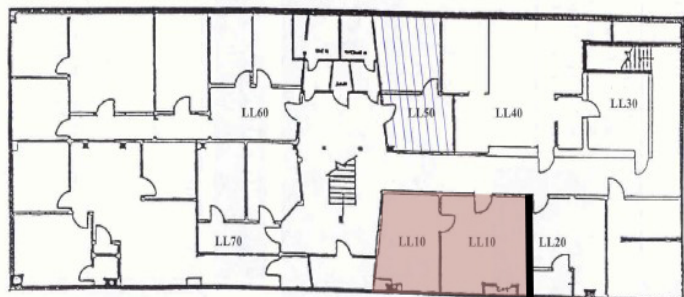
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## 1966 13th Street, Boulder, CO

### Second Level



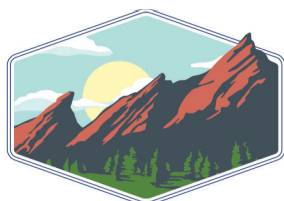
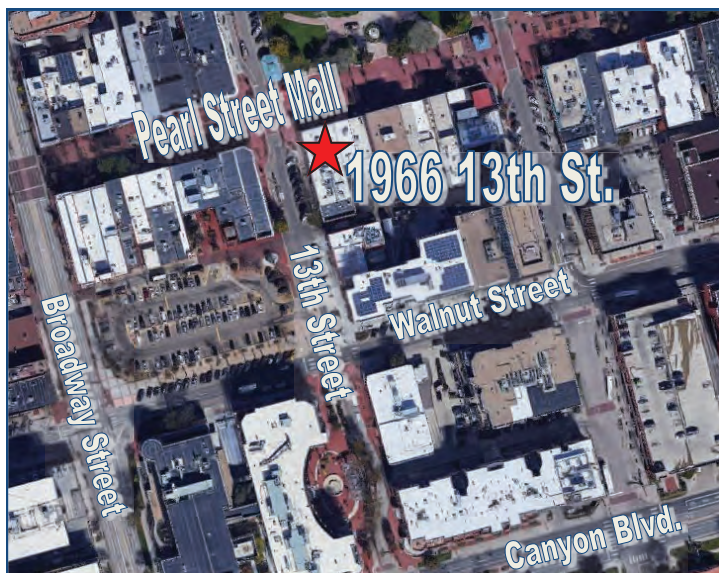
### Ground Level



13<sup>th</sup> Street Entrance



Unit	Square Footage	Price
<b>210</b> <small>Available 8-01-2024</small>	<b>614</b>	<b>CALL NOW FOR RATE!</b>
<b>230</b>	<b>1,292</b>	<b>\$25.00/SF + \$12.68 (NNN) = \$4,056.88/MO</b>
<b>240A</b>	<b>300</b>	<b>\$895.00/MO + Utilities</b>
<b>240B</b>	<b>165</b>	<b>\$500.00/MO + Utilities</b>
<b>250</b>	<b>820</b>	<b>\$25.00/SF + \$12.68 (NNN) = \$2,574.8/MO</b>
<b>270</b>	<b>2,000</b>	<b>\$25.00/SF + \$12.68 (NNN) = \$6,280.00/MO</b>
<b>280</b>	<b>1,876</b>	<b>\$27.50/SF + \$12.68 (NNN) = \$6,281.47/MO</b>
<b>All of 2nd Floor</b>	<b>7,067</b>	<b>\$19.50/SF + \$12.68 (NNN) = \$18,951.34/MO</b>
<b>LL10</b>	<b>672</b>	<b>\$1,250.00/MO + Utilities</b>



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