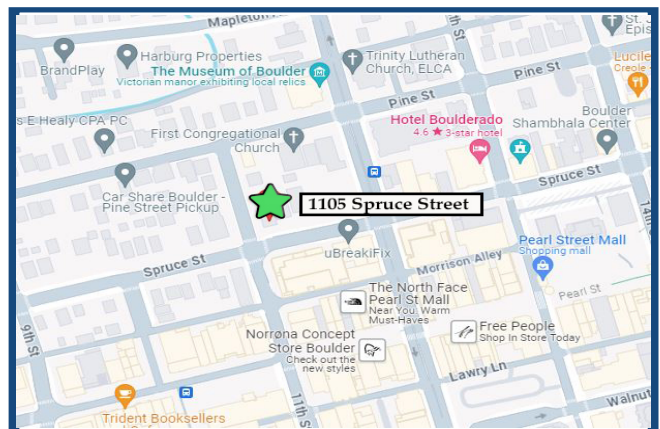
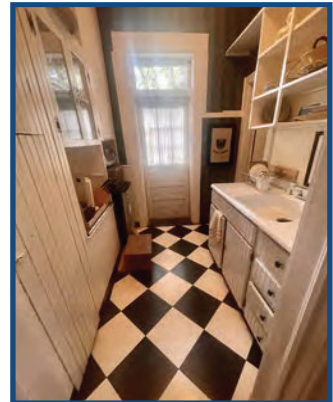


1105 Spruce Street
Boulder, CO

First and Third
Floor Office Spaces

Office Space Available!

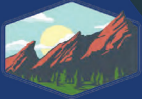
- **Charming Historic Property:** Beautifully preserved house converted into professional office space
- **Prime Downtown Location:** Just one block from the iconic Pearl Street Mall
- **Unique Work Environment:** Offers character and warmth rarely found in modern office buildings
- **Walkable Convenience:** Steps from cafés, restaurants, shopping, and RTD transit
- **On-Site or Nearby Parking:** Rare for a downtown location



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PROPERTIES

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leasing@teboproperties.com
303-447-8326
www.TEBOproperties.com

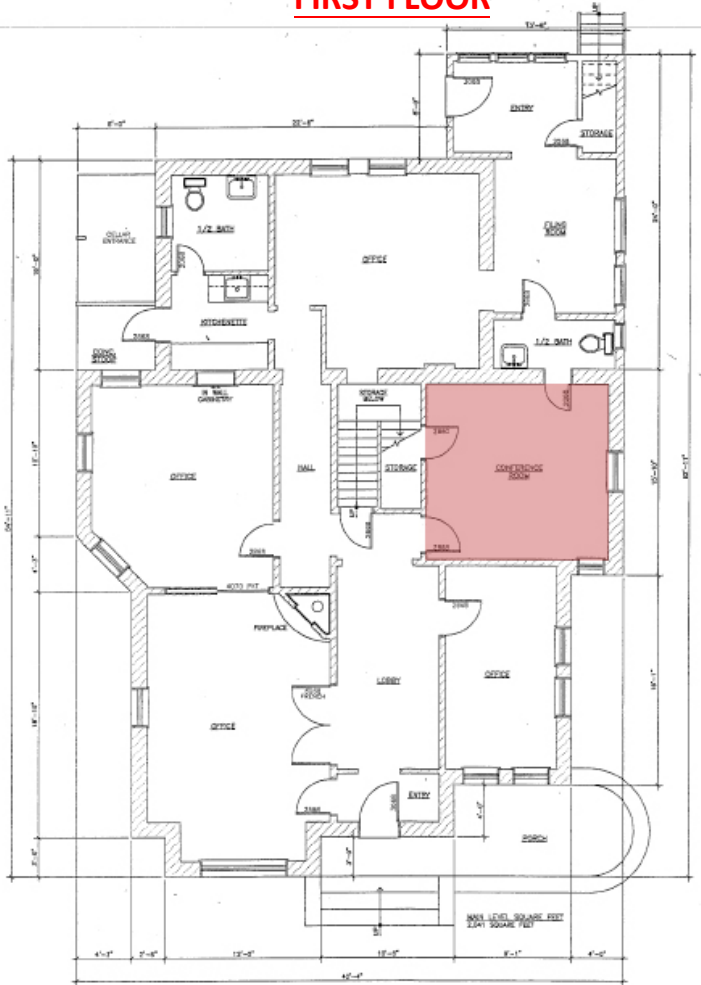
OFFICE SPACE FOR LEASE



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1105 Spruce Street, Boulder, CO

FIRST FLOOR

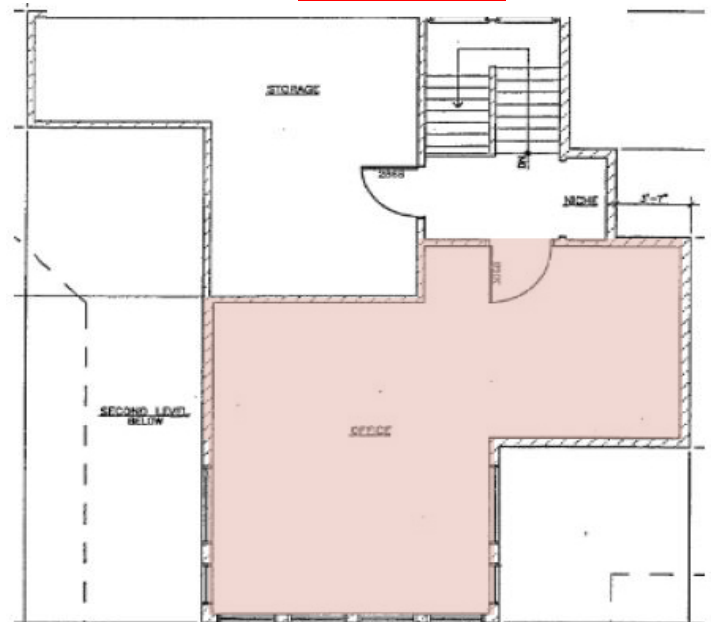


SECOND FLOOR

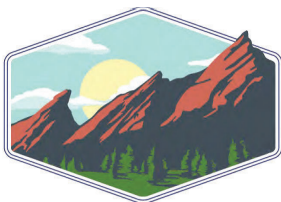


- Available for Lease

THIRD FLOOR



Unit	Square Footage	Price
1105	First Floor	CALL FOR RATE!
1105	Second Floor	FULLY LEASED!
1105	Third Floor	CALL FOR RATE!



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