

**1105 Spruce Street
Boulder, CO**

First/Third Floor Office Space

Office Space Available!

Charming Historic Building:

Classic architecture with modern comfort

Prime Downtown Location:

Just one block off Pearl Street

Excellent Visibility:

Prominent corner of 11th & Spruce

High Foot Traffic:

In the heart of downtown's walkable core

Bright & Inviting:

Abundant natural light throughout

Flexible Leasing Options:

Short-term office space available

Multiple Suites:

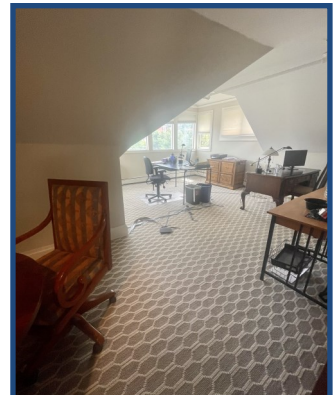
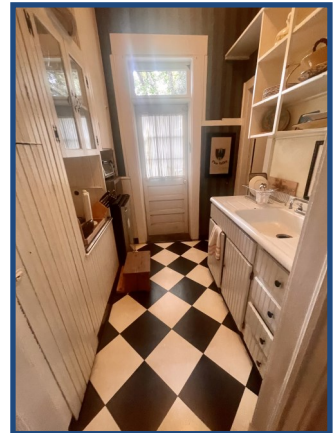
Offices on both 1st and 3rd floors

Unmatched Convenience:

Adjacent to city parking garage

Welcoming Common Areas:

Shared kitchenette, restrooms, and front porch for tenants and guests



TEBO
PROPERTIES

Contact us for more information:

leasing@teboproperties.com

303-447-8326

www.TEBOproperties.com

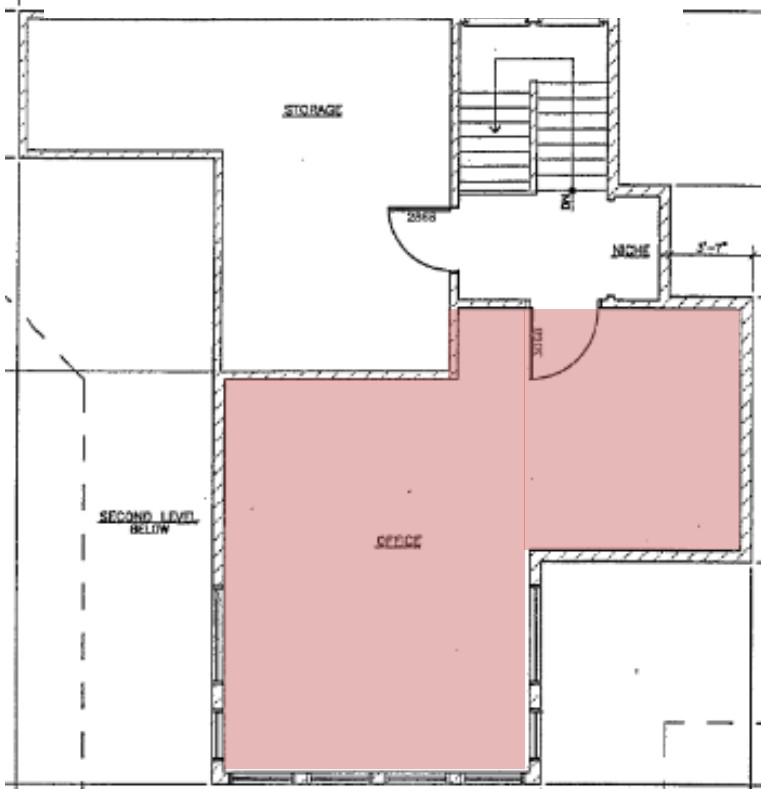
OFFICE SPACE FOR LEASE



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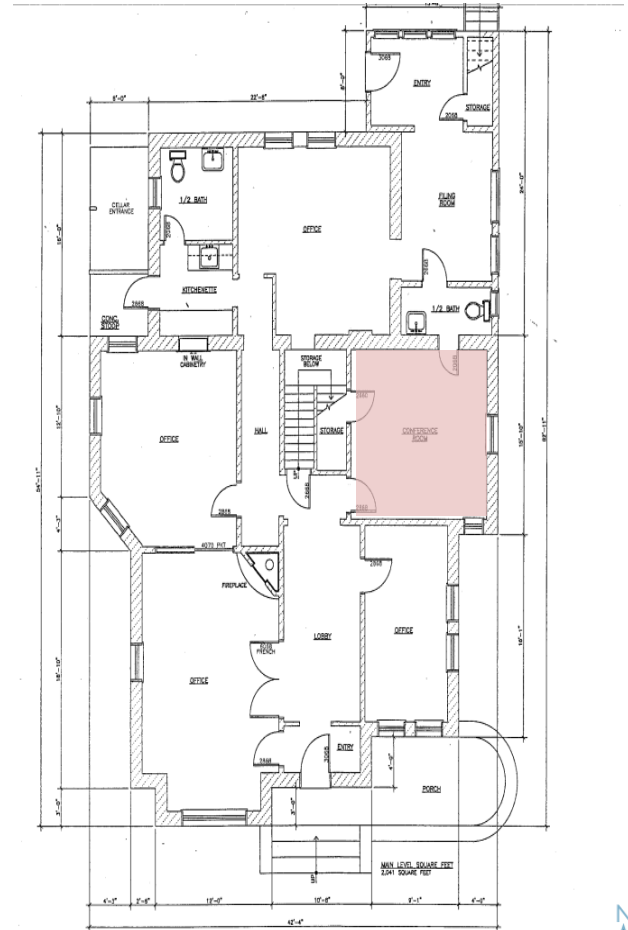
1105 Spruce Street, Boulder, CO

Third Floor



- Available for Lease

First Floor



FIRST LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"



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



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