

# OFFICE/RETAIL FOR LEASE

**4730 Table Mesa Drive**  
Suites E-100 & J-200  
Boulder, CO

1,600—2,100 SF

**Accessible South Boulder Location:**

Positioned at 4730 Table Mesa with quick access to US Highway 36 and Table Mesa Park-n-Ride

**Creative Office Environment:**

Suites ideal for startups, tech teams, or general office users seeking a new workspace

**Welcoming & Private:**

Features private restrooms for tenant convenience and comfort

**Ample Parking Advantage:**

Generous parking lots to the north and south provide easy, free parking for employees and visitors

**Commuter-Friendly:**

Perfectly located for staff commuting from Denver or anywhere south of Boulder County

**Surrounded by Amenities:**

Steps from nearby restaurants, coffee shops, and retail stores for dining and errands

**Ready for Immediate Use:**

A rare opportunity to secure affordable, flexible office space in desirable South Boulder



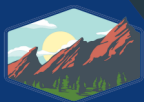
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**TEBO**  
PROPERTIES

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## 4730 Table Mesa Drive, Boulder



Unit	Square Footage	Price (NNN estimates as of 12/31/25)
E-100	1,600	\$15/SF + \$8.79 (NNN) = \$3,172.00 per month
J200	2,100	\$12.50/SF + \$8.79 (NNN) = \$3,725.75 per month



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