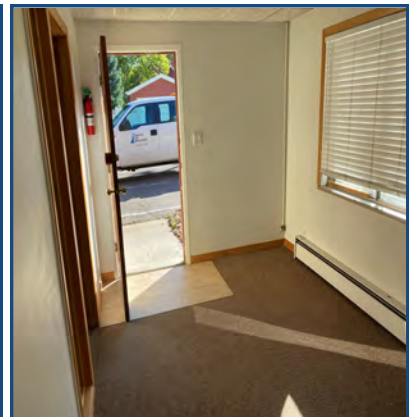


2338 Broadway Blvd
Boulder, CO

634 Square Feet

Office Space Available!

- **Prime Boulder Location** – Conveniently situated on Broadway, just a short distance from Pearl Street.
- **Dedicated On-Site Parking** – Ample parking available exclusively for tenants.
- **Professional & Functional Office Space** – Ideal for small businesses, startups, or solo professionals.
- **Bright & Inviting** – Large windows provide excellent natural light.
- **Flexible Lease Terms** – Competitive options to fit your business needs.
- **Close to Shops & Dining** – Walking distance to restaurants, cafés, and retail.
- **Experienced Management** – Managed by Tebo Properties, Boulder's most trusted commercial landlord.



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OFFICE SPACE FOR LEASE



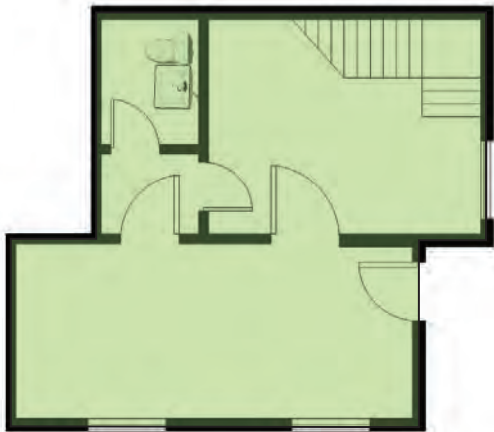
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2338 Broadway Blvd, Boulder, CO

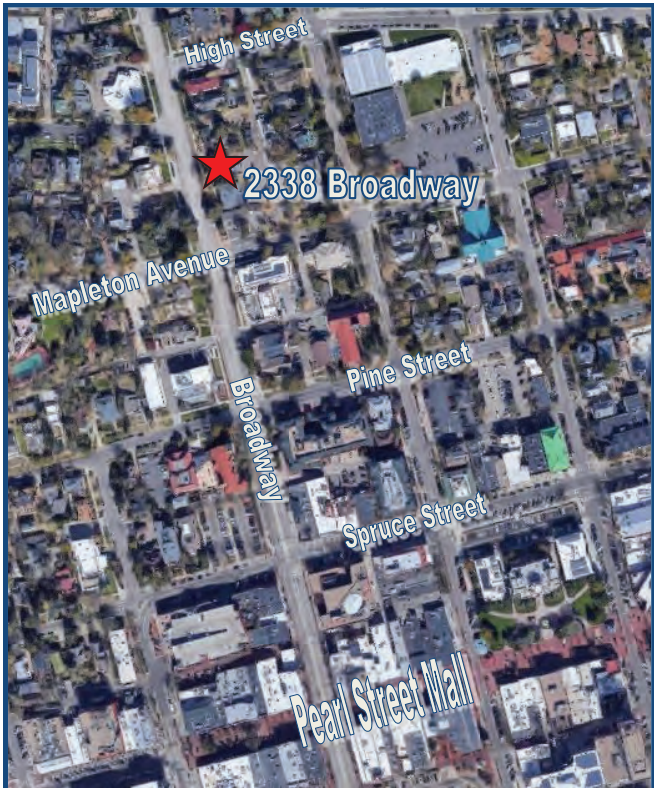
2338 - Upper Level



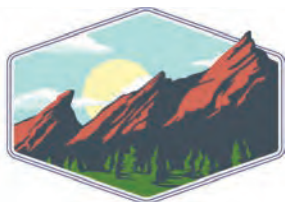
2338 - Unit C



 - Available for Lease



Unit	Square Footage	Rate
Unit C	634	\$1,000.00/Month + \$100.00/MO for Utilities



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