

1021 S. Boulder Road
Suite J & Suite M
Louisville, CO

1,422—2,851 SF

Office Space Available!

Prime Second-Level Location: High-visibility, professional office suites on busy South Boulder Road.

Convenient Access: NW of South Boulder Road & Hwy 42 (Courtesy Road), just blocks from downtown Louisville for easy client access and employee commute.

Private Exterior Entrances: Each suite offers its own exterior entrance for a professional, private arrival experience and separate branding opportunities.

Versatile Floorplans: Mix of private offices, dedicated conference rooms, and open collaborative space — easily configurable to support teams of any size.

Employee-Friendly Amenities: Well-appointed break room with kitchenette for convenient on-site dining and casual meetings.

Abundant Adjacent Parking: Ample, on-site parking directly beside the building for staff and visitors — eliminates parking hassles.

In-Suite Privacy: Private restrooms included for comfort and convenience.



TEBO
PROPERTIES

Contact us for more information:

leasing@teboproperties.com

303-447-8326

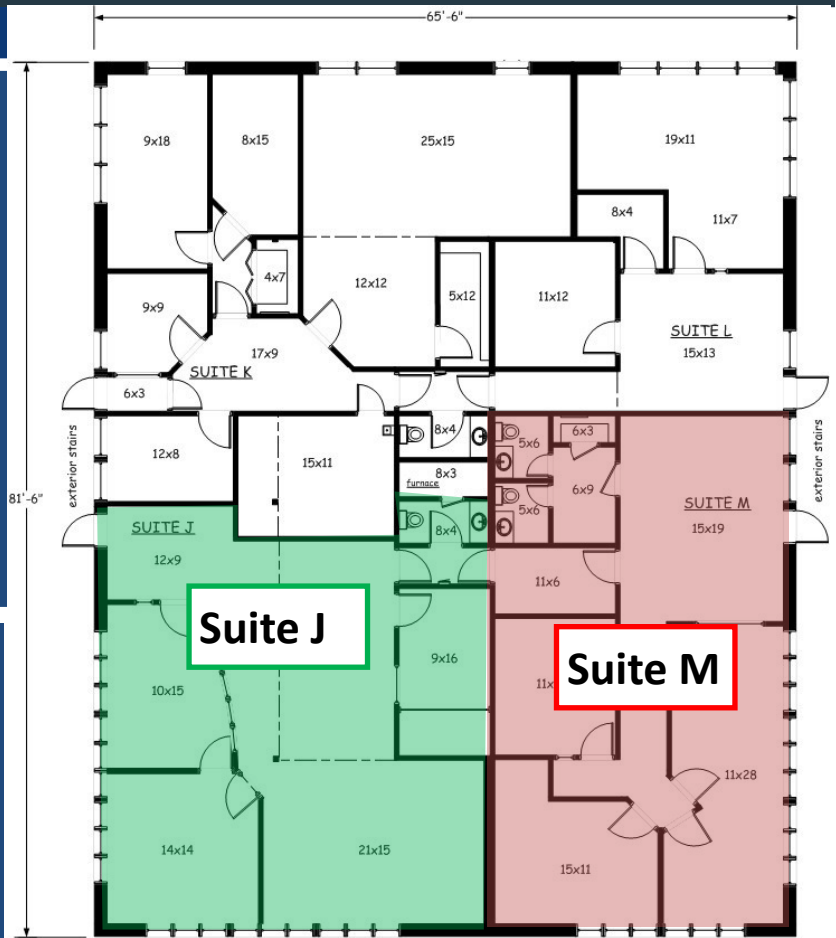
www.TEBOproperties.com

OFFICE SPACE FOR LEASE

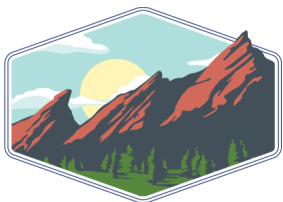


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1021 E. South Boulder, Suite J & M



Suite	Square Footage	Price NNN pricing is as of 12/31/25
J	1,429	\$14.00/SF + \$7.58 (NNN)* = \$2,557.23/MO
M	1,422	\$14.00/SF + \$7.58 (NNN)* = \$2,557.23/MO
J&M	2,851	\$13.00/SF + \$7.58 (NNN)* = \$2,557.23/MO



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