OFFICE SPACE FOR LEASE

1105 Spruce Street
Boulder, CO

Second & First Floor Office Space

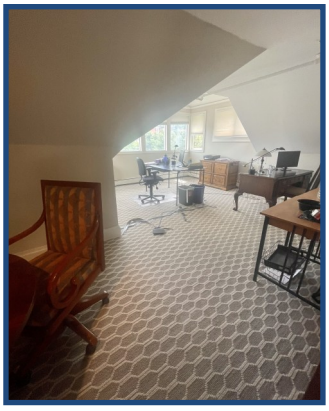
Office Space Available!











- **Charming Historic Building:** Classic architecture with modern comfort and exposed brick
- **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
- **Unmatched Convenience:** Adjacent to city parking garage
- **Welcoming Common Areas:** Shared kitchenette, restrooms, and front porch for tenants and guests

TEBO PROPERTIES

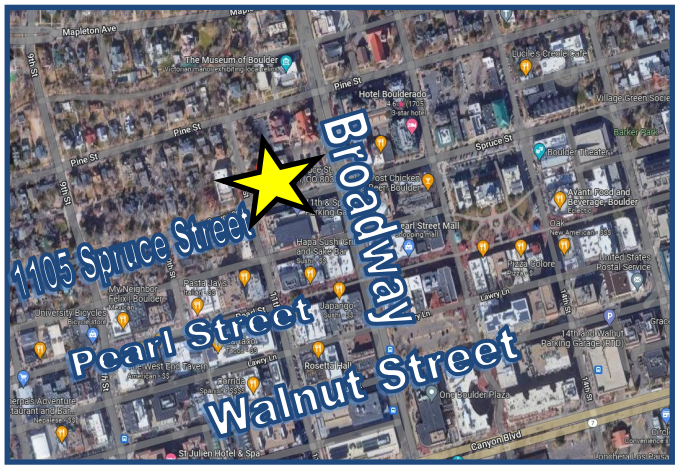
Contact us for more information:
leasing@teboproperties.com
303-447-8326
www.TEBOproperties.com

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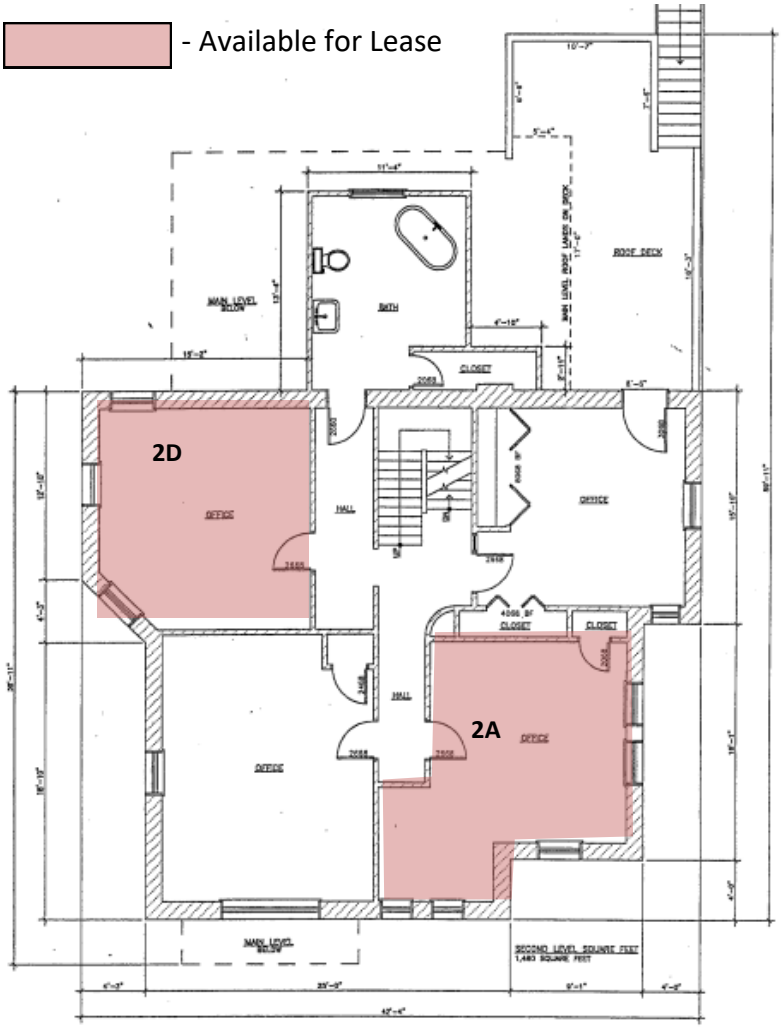
1105 Spruce Street, Boulder, CO





Second Floor

- Available for Lease



Unit	Price
1B	$1,000/mo + Utilities
2A	$1,000/mo + Utilities
2D	$1,000/mo + Utilities

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