*OFFICE OR RETAIL SPACE FOR LEASE*

# 1920 Arapahoe Ave.
Boulder, CO

## 1,736 Square Feet

## Office or Retail Space Available!





- **Prime Arapahoe Avenue Location:** Excellent location on Arapahoe Avenue, within walking distance to Downtown Boulder
- **Visible Frontage:** 30' of frontage on Arapahoe Avenue, with signage available
- **Recently Remodeled:** Beautiful exposed brick walls, plus a kitchen, bathroom, and shower
- **Bright Interiors:** Large windows provide ample natural light, with vaulted ceilings on the 2nd floor
- **Parking:** 8+ parking spaces in the rear, with additional street parking available
- **Detached Garage:** 320 SF detached garage available
- **Lot Size:** 0.18 acre lot

TEBO PROPERTIES

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

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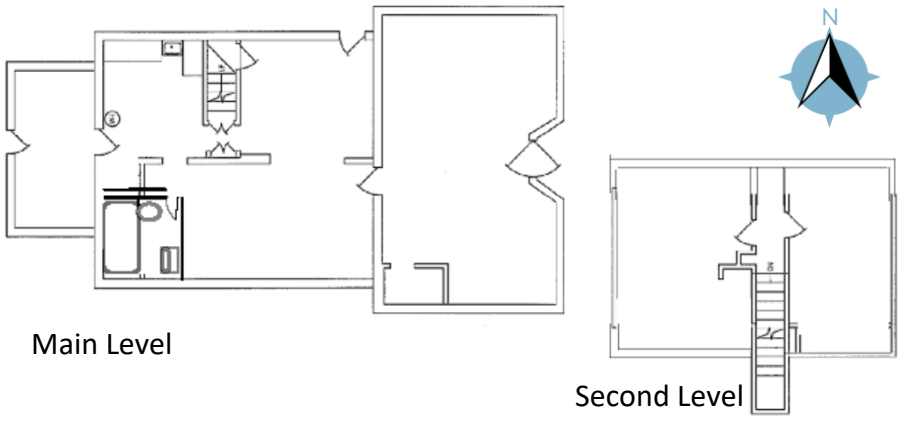
# 1920 Arapahoe Ave., Boulder, CO










Main Level



Second Level

| Unit | Square Footage | Price NNN as of 12/31/26 |
|---|---|---|
| 1920 | 1,736 | $24.50/SF + $14.68 NNN |
| Detached Storage | 320 | $1,250/ MO + Utilities |

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