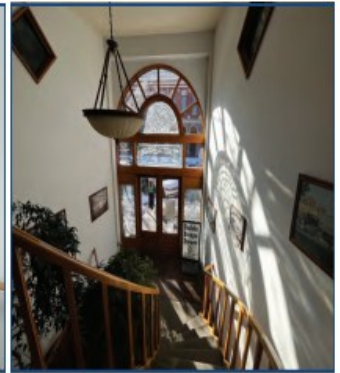


**1966 13th Street
Boulder, CO**

820—1,292 SF

Office Space Available!

- **Prime Corner Location:** Located at the iconic intersection of 13th and Pearl Street, right in the heart of Boulder's vibrant downtown.
- **Historic Homestead Building:** A beautifully preserved property that blends rich history with modern functionality, offering a truly unique setting.
- **High Foot Traffic:** Situated directly on the Pearl Street Mall, one of Boulder's busiest and most popular pedestrian areas.
- **Charming Lobby:** Welcomes visitors with an elegant design, featuring a stunning circular staircase that adds character and sophistication.
- **Abundant Natural Light:** Large windows throughout the building create a bright and inviting atmosphere.
- **Flexible Spaces:** Ideal for office or creative use, with adaptable layouts to suit your needs.
- **Walkable Location:** Steps away from boutique shops, renowned restaurants, and cultural attractions.
- **Close to Public Transit:** Convenient access to nearby public transportation and bike-friendly paths.
- **Ample Parking Options:** Multiple nearby parking solutions make accessibility simple for employees and clients.
- **Newly Remodeled Suites and Lobby:** Features updated suites and a refreshed lobby that combines contemporary style with timeless charm.



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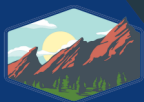
Contact us for more information:

leasing@teboproperties.com

303-447-8326

www.TEBOproperties.com

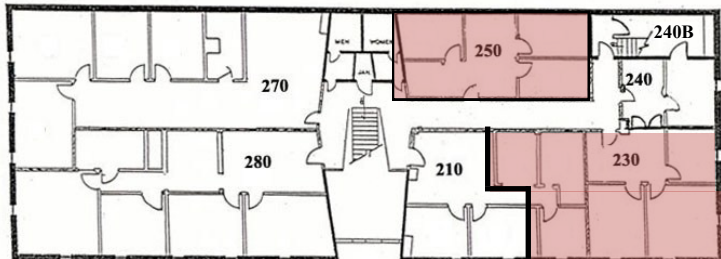
OFFICE SPACE FOR LEASE



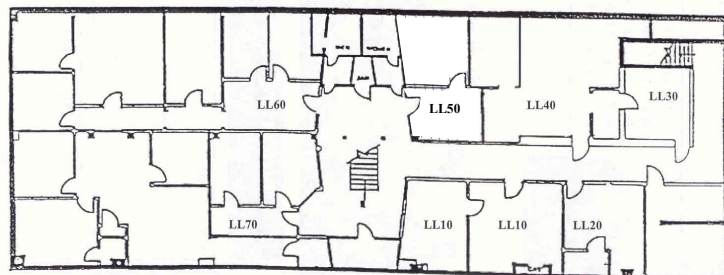
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1966 13th Street, Boulder, CO

Second Level



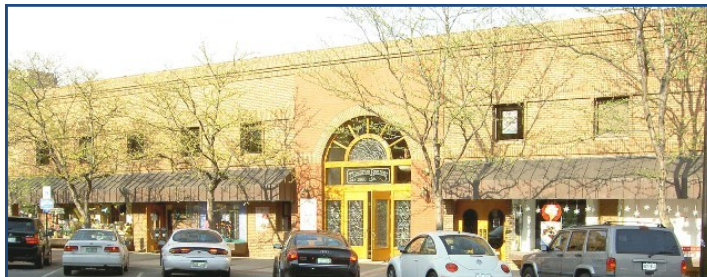
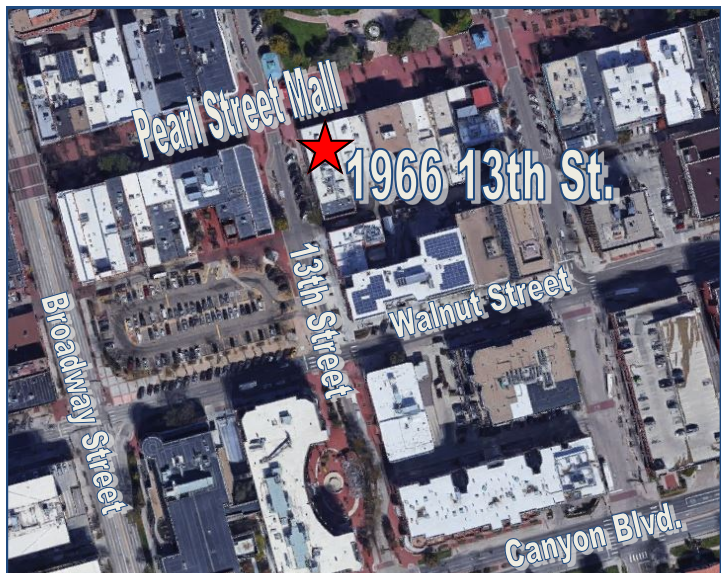
Ground Level



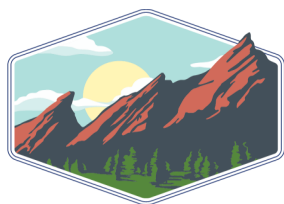
13th Street Entrance



- Available for Lease



Unit	Square Footage	Price NNN as of 12/31/26
250	820	\$19.50/SF + \$12.97/SF (NNN) = \$2,218.78/MO
230	1,292	\$19.50/SF + \$12.97/SF (NNN) = \$3,495.94/MO



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