

**5480 Valmont Road
Boulder, CO**

3,436-11,971 Square Feet

Office Space Available!

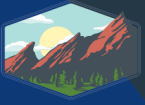
- **Mountain Views:** Second-floor suite with panoramic mountain vistas
- **Perfect Location:** Ideal for office or R&D use, right next to scenic Valmont City Park
- **Recently Renovated:** Newly remodeled unit that is move-in ready
- **Big Windows:** Bright, open interior with expansive windows and abundant natural light
- **Amenities:** Elevator access, in-suite kitchenette, shared restrooms, and private showers — ideal for bike commuters and active professionals
- **Easy Access:** Conveniently located near Foothills Parkway with ample free parking



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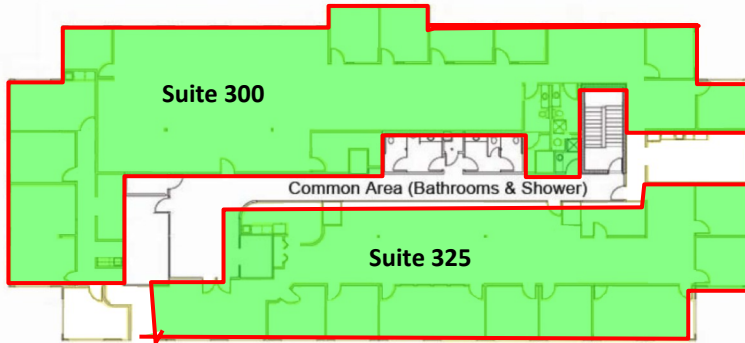
Contact us for more information:
leasing@teboproperties.com
303-447-8326
www.TEBOproperties.com

OFFICE SPACE FOR LEASE



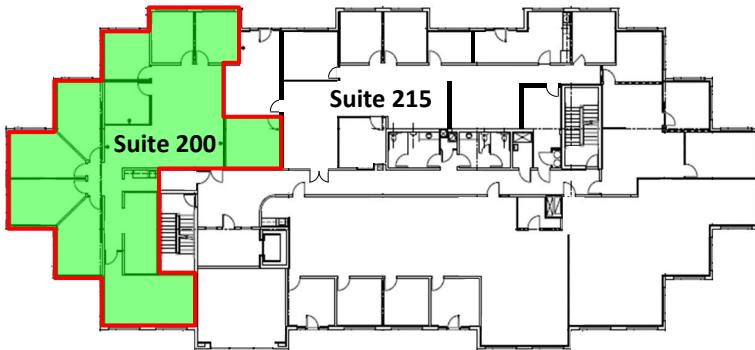
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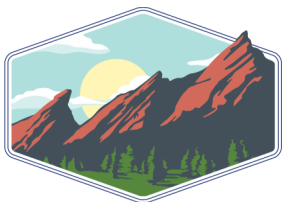
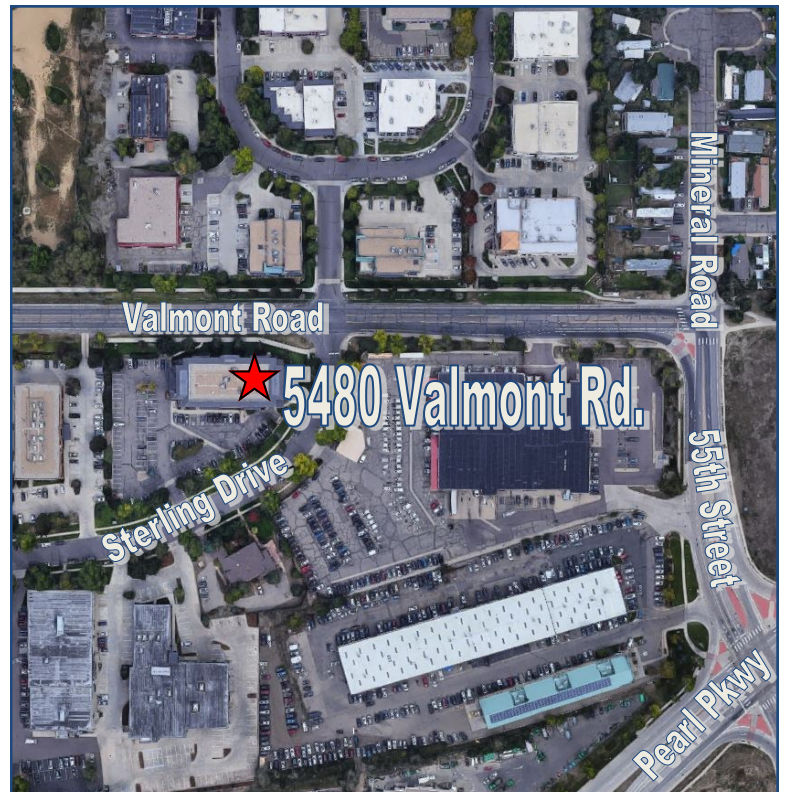
Third Floor

Second Floor



 - Available for Lease

Unit	Square Footage	Price NNN as of 12/31/26
200	3,436	\$18.50/SF + \$9.62 (NNN)
300	6,178	\$18.50/SF + \$9.62 (NNN)
325	8,777	\$18.50/SF + \$9.62 (NNN)
300+325	11,971	\$18.50/SF + \$9.62 (NNN)



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