

**5153 Arapahoe Ave.
Boulder, CO**

2,711 Square Feet

First floor retail/office space!

Retail/Office Space For Lease!

Strategically Located:

Positioned along high-traffic Arapahoe Avenue, offering excellent exposure

Functional Layout:

Showcasing a mix of private offices, conference room, open bullpen, restrooms, and kitchenette

Easy Access:

Direct access to Arapahoe Avenue with convenient connectivity to Foothills Parkway and US 36

Fantastic Visibility:

Prominent building and monument signage opportunities, all with fantastic visibility from Arapahoe Avenue

Nearby Amenities:

Ideally situated near Foothills Hospital, major industrial campuses, and surrounded by thousands of apartment units and single-family homes

Ample On-Site Parking:

Spacious, easily accessible front parking lot for tenants and visitors



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PROPERTIES

Contact us for more information:

leasing@teboproperties.com

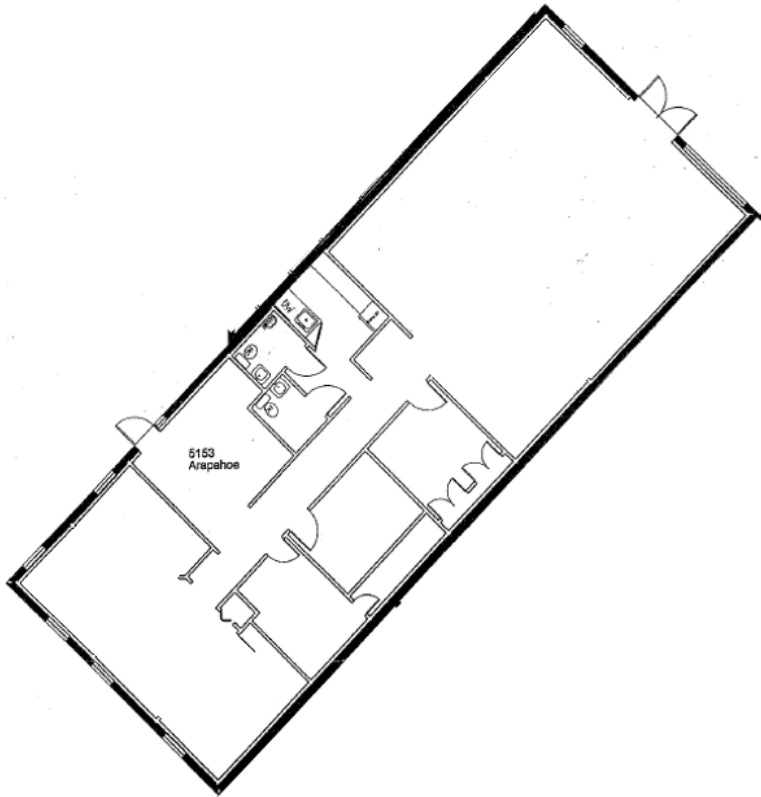
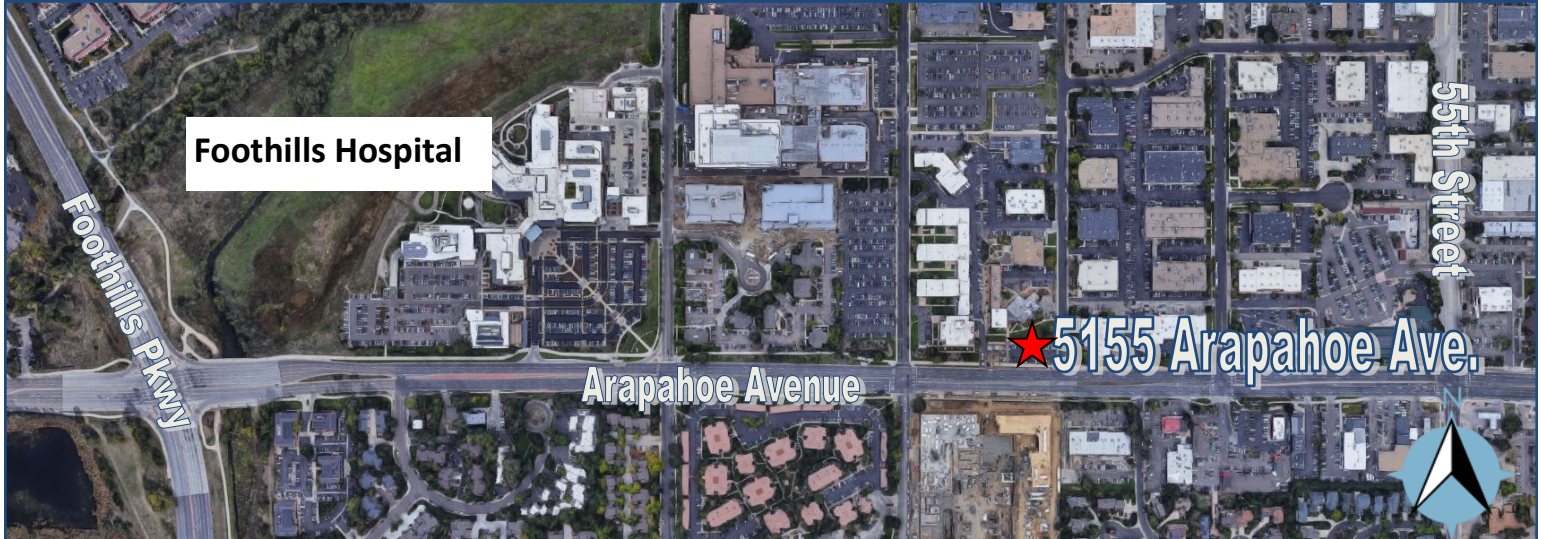
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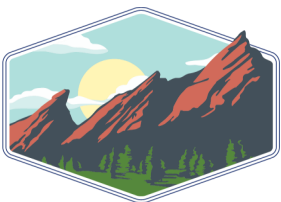


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5153 Arapahoe, Boulder, CO



Unit	Square Footage	Price
		NNN estimate as of 12/31/26
5153	2,771	\$19.50/SF + \$6.35/SF (NNN)



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