

1909 Broadway
Suite 100
Boulder, CO

1,563 Square Feet

Office & Retail Space Available!

- **Prime Corner Location:** Busy Downtown Boulder corner just half a block from Pearl Street Mall
- **Great Exposure:** High visibility to both vehicle and pedestrian traffic, with signage available
- **Flexible Layout:** Open floorplan with offices, 2 restrooms in-suite, and an in-suite kitchenette with dishwasher
- **Bright Interiors:** Glass entry and windows provide ample natural light, plus Flatiron views
- **Rooftop Patio:** Large finished rooftop patio with amazing Boulder views
- **Building Features:** Elevator access and available parking



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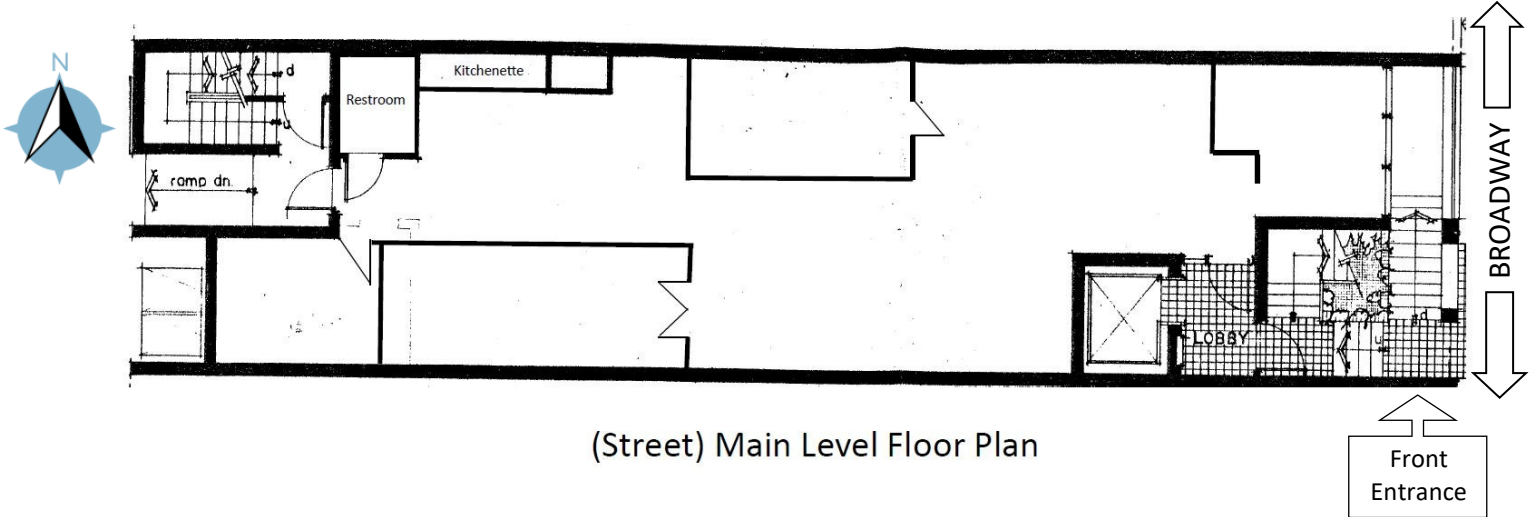
Contact us for more information:
leasing@teboproperties.com
303-447-8326
www.TEBOproperties.com

OFFICE & RETAIL SPACE FOR LEASE

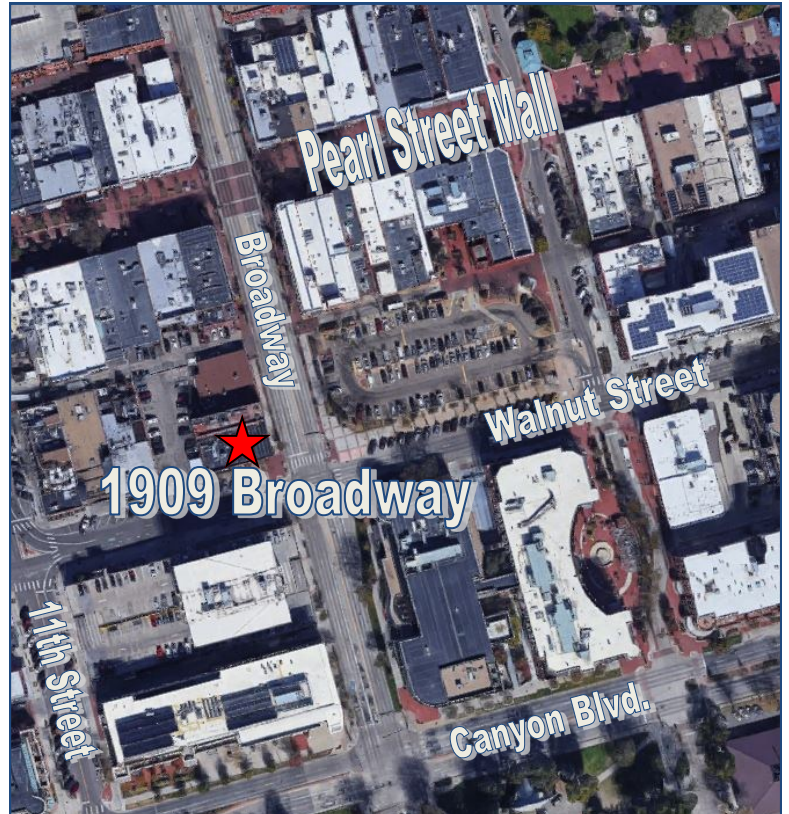


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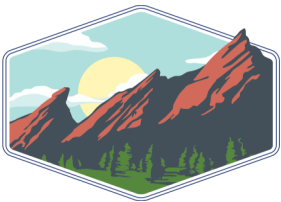
1909 Broadway, Suite 100



(Street) Main Level Floor Plan



Unit	Square Footage	Price NNN as of 12/31/26
100	1,563	\$19.50/SF + \$10.33 (NNN) = \$3,885.36/MO



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