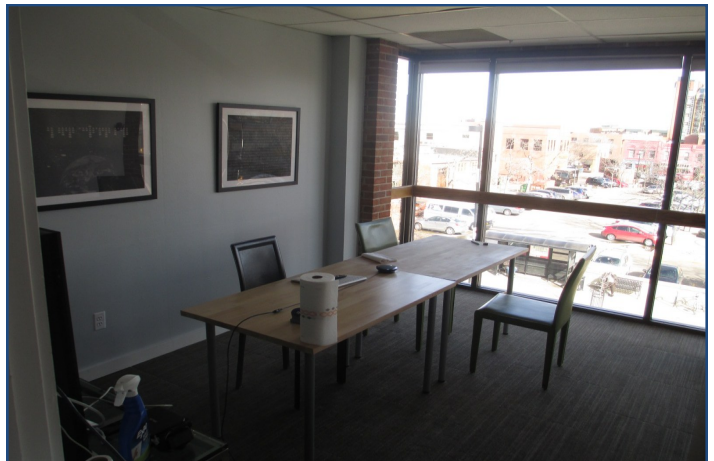


1909 Broadway  
Suite 300  
Boulder, CO

1,867 Square Feet

## Office 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



**TEBO**  
PROPERTIES

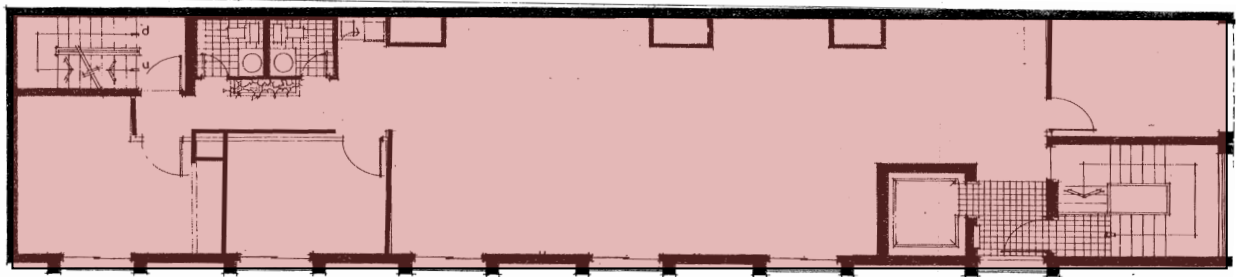
Contact us for more information:  
[leasing@teboproperties.com](mailto:leasing@teboproperties.com)  
303-447-8326  
[www.TEBOproperties.com](http://www.TEBOproperties.com)

# OFFICE SPACE FOR LEASE



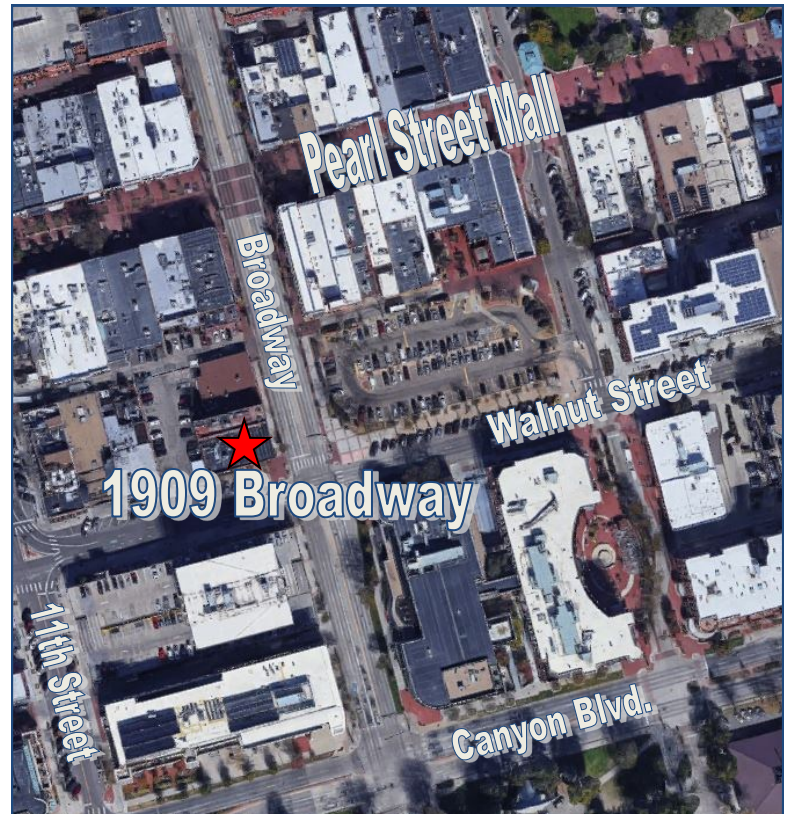
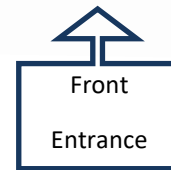
**TEBO**  
PROPERTIES

## 1909 Broadway, Suite 300

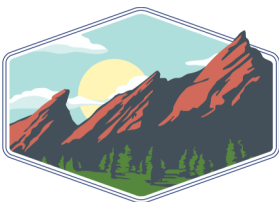


Third Level Floor Plan

 - Available for Lease



| Unit | Square Footage | Price<br>NNN as of 12/31/26                  |
|------|----------------|----------------------------------------------|
| 300  | 1,867          | \$22.50/SF + \$10.33(NNN)<br>= \$5,107.80/MO |



**TEBO**  
PROPERTIES

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