

4820 63rd Street

Unit 104

Boulder, CO

5,439 Square Feet

FLEX SPACE FOR LEASE!

Prime Flex Space:

Fully built out office in the front with functional warehouse and overhead door in the back

Recently Renovated Office:

Modern office finishes include break room, private offices, bullpen, restrooms, and barn door

Recently Renovated Warehouse:

Features 16' ceilings with grade level overhead door for manufacturing, assembly, efficient loading, and distribution

Strategic Location:

Immediate access to Hwy 119 and Hwy 52, offering convenient connectivity to Boulder, Longmont, and the Front Range

Amenity Rich:

Near bike paths, Twin Lakes Trail, Gunbarrel Town Center, and adjacent to Avery Brewing

Ample Parking and Visibility:

Abundant, well-lit on-site parking with easy signalized access and strong signage opportunities

Multiple Uses:

Light industrial, showroom, office, etc.



TEBO
PROPERTIES

Contact us for more information:

leasing@teboproperties.com

303-447-8326

www.TEBOproperties.com

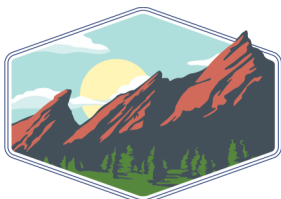
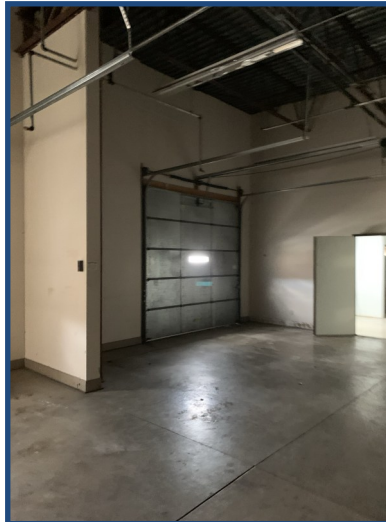
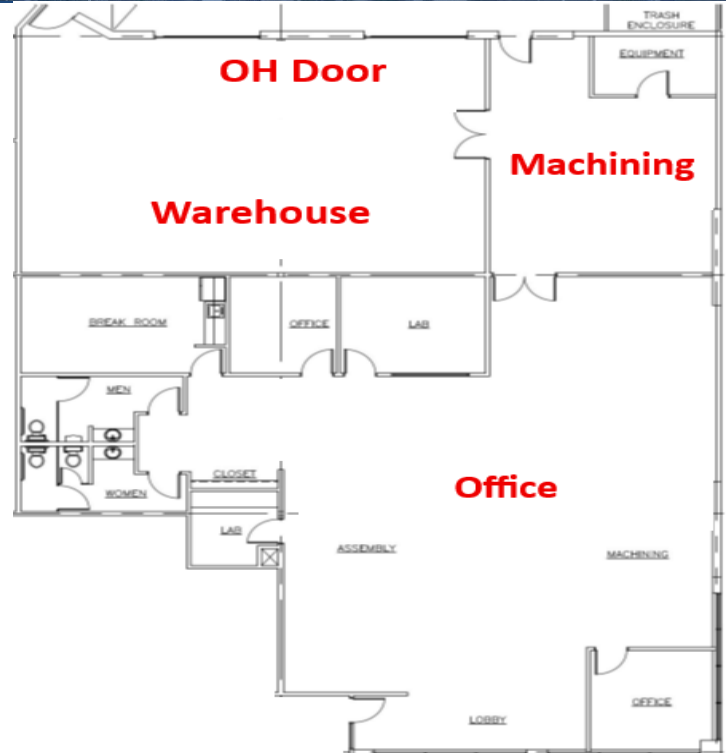


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4820 63rd Unit 104, Boulder, CO



Unit	Square Footage	Price (NNNs as of 12/31/26)
104	5,439	\$15.00/SF NNN (\$6.75)



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