

**5480 Valmont Road  
Boulder, CO**

**3,194—11,971 Square Feet**

## Office Space Available!

### **Mountain Views:**

Second and third-floor suites with stunning panoramic mountain vistas

### **Perfect Location:**

Ideal for office or R&D use, right next to scenic Valmont City Park

### **Recently Renovated:**

Newly remodeled units that are move-in ready

### **Big Windows:**

Bright, open interiors 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



**TEBO**  
PROPERTIES

Contact us for more information:

[leasing@teboproperties.com](mailto:leasing@teboproperties.com)

303-447-8326

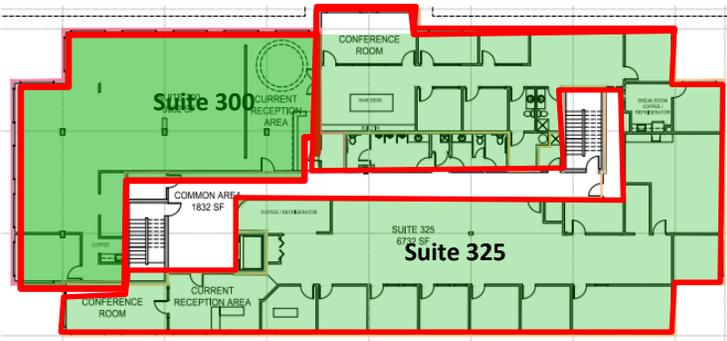
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# OFFICE SPACE FOR LEASE



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PROPERTIES

## 5480 Valmont Road, Boulder, CO



Third Floor



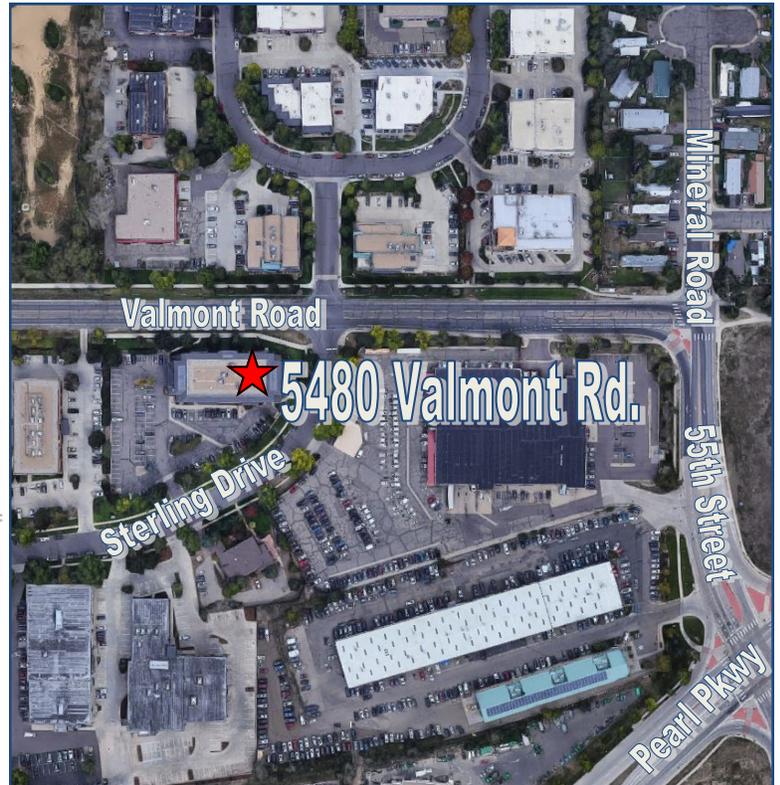
Second Floor



First Floor

 - Available for Lease

Unit	Square Footage	Price (NNN estimate as of 12/31/25)
200	3,436	\$18.50/SF + \$10.51 (NNN)
300	3,194	\$18.50/SF + \$10.51 (NNN)
325	8,777	\$18.50/SF + \$10.51 (NNN)



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