

1075 E South Boulder Road
Suites 210, 220 & 300
Louisville, CO

1,965—11,297
Square Feet

Office/Retail Space Available!

Flexible Office Suites Available:

ranging from small private offices to larger configurations

Full Floor Office:

third-floor professional office space with an efficient, open floor plan

Prime Christopher Plaza Location:

Located in Christopher Plaza, a well-maintained office building

Elevator Access:

To both floors with direct entry into Suite 300

Nice Finishes:

Beautifully finished reception areas, offices, conference rooms and waiting area for a polished first impression

High Ceilings & Windows:

High ceilings and expansive windows provide abundant natural light throughout

Amenities:

In-suite restrooms, kitchenettes, and showers with flexible layout options

Ample Parking:

Ample surface parking for employees and visitors

Easy Access for All:

Centrally located between Boulder and Denver with convenient regional access

Downtown Louisville:

Just blocks from Downtown Louisville, offering walkable



TEBO
PROPERTIES

Contact us for more information:

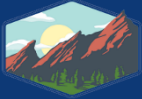
leasing@teboproperties.com

303-447-8326

www.TEBOproperties.com

OFFICE SPACE FOR LEASE

1075 E South Boulder Road, Louisville, CO



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PROPERTIES

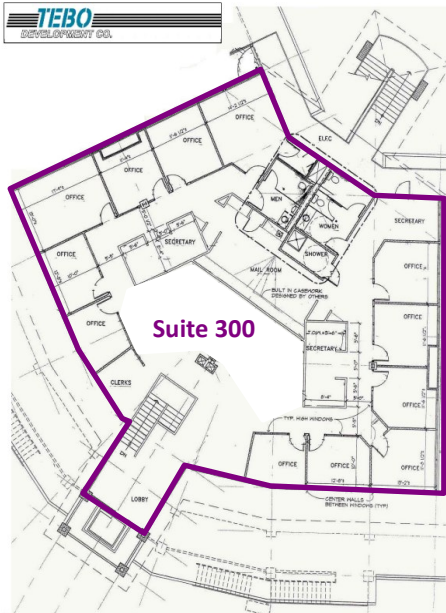
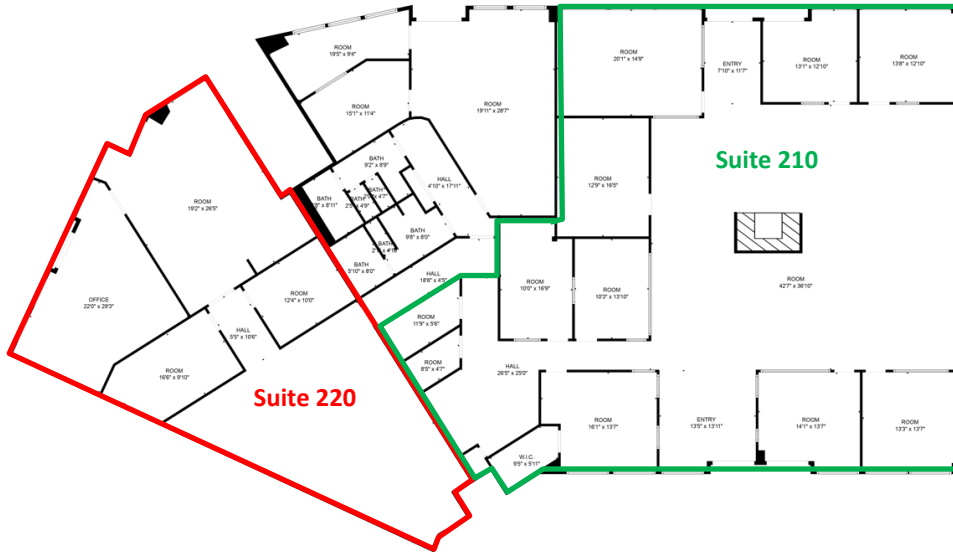


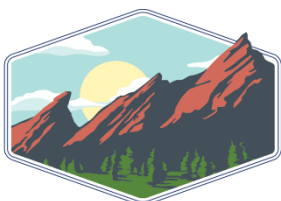
Exhibit A

Christopher Plaza
1075 South Boulder Road
Louisville, Colorado



Penthouse
Suite 300

Unit	Square Footage	Price <i>*all NNN are as of 12/31/26</i>
210	4,395	\$14.00/SF + \$8.25/SF (NNN)* = \$8,149.06/MO
220	1,965	\$14.00/SF + \$8.25/SF (NNN)* = \$3,643.44/MO
300	4,937	\$14.00/SF + \$8.25/SF (NNN)* = \$9,154.02/MO



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