

**5480 Valmont Road
Boulder, CO**

1,207-11,971 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

303-447-8326

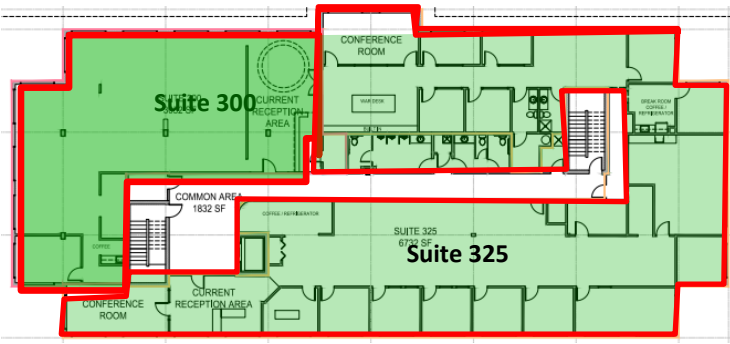
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OFFICE SPACE FOR LEASE



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5480 Valmont Road, Boulder, CO




Third Floor



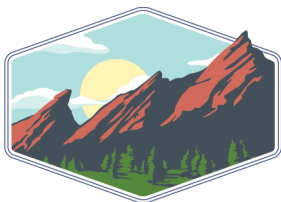
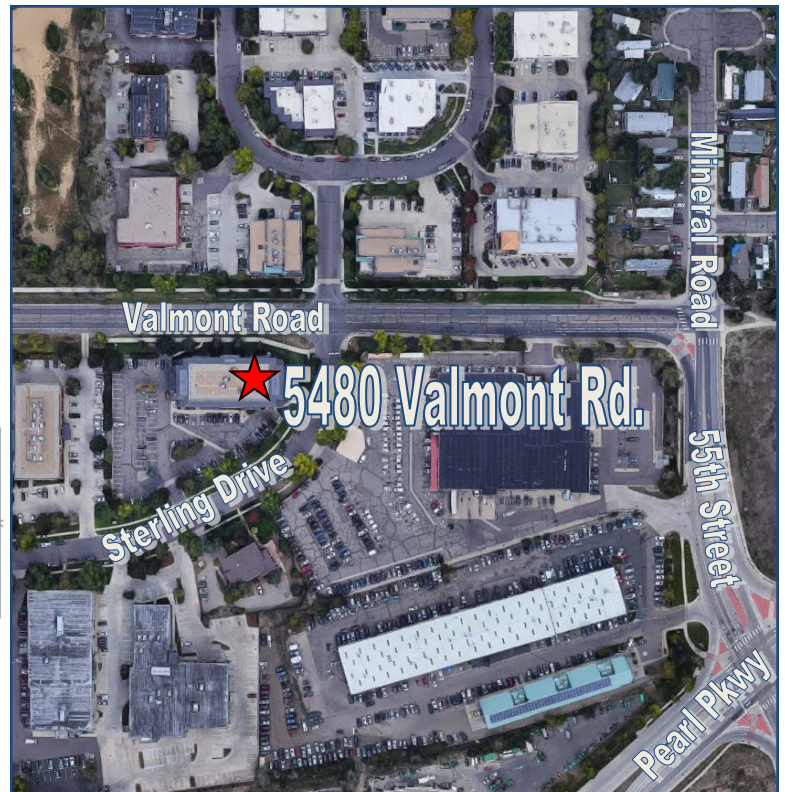
Second Floor



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)
225	1,207	\$19.50/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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