

1075 E South Boulder Road
Suites 210, 220, 235 & 300
Louisville, CO

1,965—13,760
Square Feet

Office/Retail Space Available!

- Prime Commercial Location:** Situated on a high-traffic corridor in Louisville, CO.
- Versatile Space:** Ideal for office, or service-oriented businesses.
- Ample Parking:** Convenient on-site parking for customers and employees.
- Excellent Accessibility:** Easy access to Highway 36, Boulder, and surrounding communities.
- Strong Visibility:** High daily traffic counts ensure maximum exposure.
- Surrounded by Amenities:** Near shopping centers, restaurants, and residential neighborhoods.



Contact us for more information:
leasing@teboproperties.com
303-447-8326
www.TEBOproperties.com



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OFFICE SPACE FOR LEASE



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1075 E South Boulder Road, Louisville, CO

2nd Floor

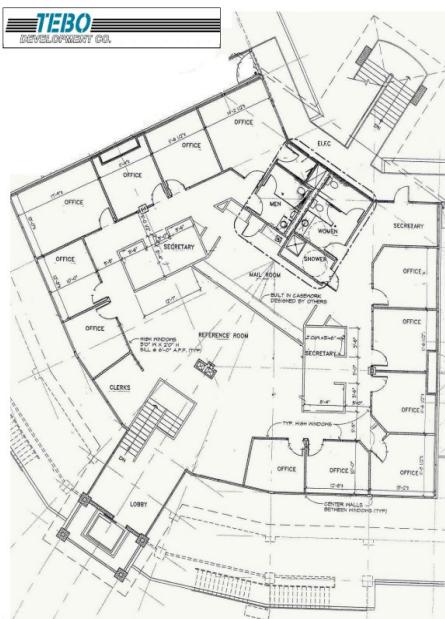


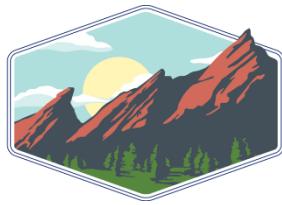
Exhibit A
Christopher Plaza
1075 South Boulder Road
Louisville, Colorado



Penthouse
Suite 300



Unit	Square Footage	Price
210	4,395	\$14.00/SF + \$9.21 (NNN) = \$8,500.66/ MO
220	1,965	\$14.00/SF + \$9.21 (NNN) = \$3,800.64/ MO
235	2,463	Call for Rate
300	4,937	\$14.00SF + \$9.21 (NNN) = \$9,548.98 /MO



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