

1021 S. Boulder Road  
Suite M  
Louisville, CO

1,422 Square Feet

## Office Space Available!

- **Prime Second-Level Location:** High-visibility, professional office suites on busy South Boulder Road.
- **Convenient Access:** NW of South Boulder Road & Hwy 42 (Courtesy Road), just blocks from downtown Louisville for easy client access and employee commute.
- **Private Exterior Entrances:** Each suite offers its own exterior entrance for a professional, private arrival experience and separate branding opportunities.
- **Versatile Floorplans:** Mix of private offices, dedicated conference rooms, and open collaborative space — easily configurable to support teams of any size.
- **Employee-Friendly Amenities:** Well-appointed break room with kitchenette for convenient on-site dining and casual meetings.
- **Abundant Adjacent Parking:** Ample, on-site parking directly beside the building for staff and visitors — eliminates parking hassles.
- **In-Suite Privacy:** Private restrooms included for comfort and convenience.



**TEBO**  
PROPERTIES

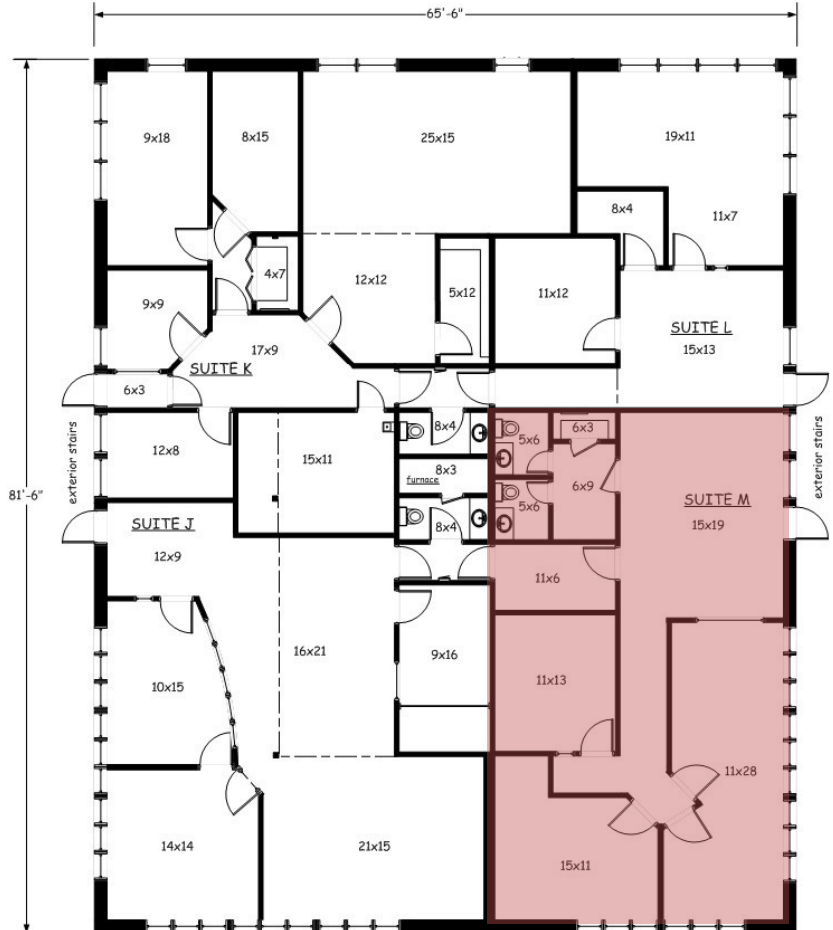
Contact us for more information:  
[leasing@teboproperties.com](mailto:leasing@teboproperties.com)  
303-447-8326  
[www.TEBOproperties.com](http://www.TEBOproperties.com)

# OFFICE SPACE FOR LEASE



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PROPERTIES

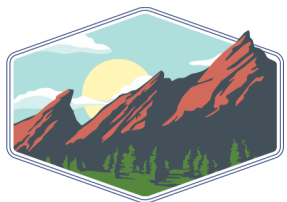
## 1021 E. South Boulder Road, Suite M



- Available for Lease



Unit	Square Footage	Price * all NNN pricing is as of 12/31/25
M	1,422	\$14.00/SF + \$7.58 (NNN) = \$2,557.23/MO



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