

**1900 9th Street  
Suite 210 & 300  
Boulder, CO**

**2,402 - 3,941 SF  
+ Exterior Patios**

## **Office Spaces For Lease**

- **Exceptional Class A Office Space:** Newly renovated interiors featuring dramatic vaulted ceilings and sophisticated architectural details.
- **Contemporary, Flexible Design:** Sleek, modern finishes throughout an open-concept floor plan that includes private offices and conference rooms
- **Unrivalled Mountain Views:** Expansive windows and multiple private patios offer breathtaking panoramic views of the Flatirons
- **Unbeatable Pearl Street Location:** Situated in the heart of downtown Boulder, just steps from Pearl Street Mall's restaurants and shops
- **Convenient Parking:** Parking available, providing easy access for employees and visitors alike
- **Premium On-Site Amenities:** Access to stylish common areas, including restrooms and a full shower facility



**TEBO**  
PROPERTIES

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

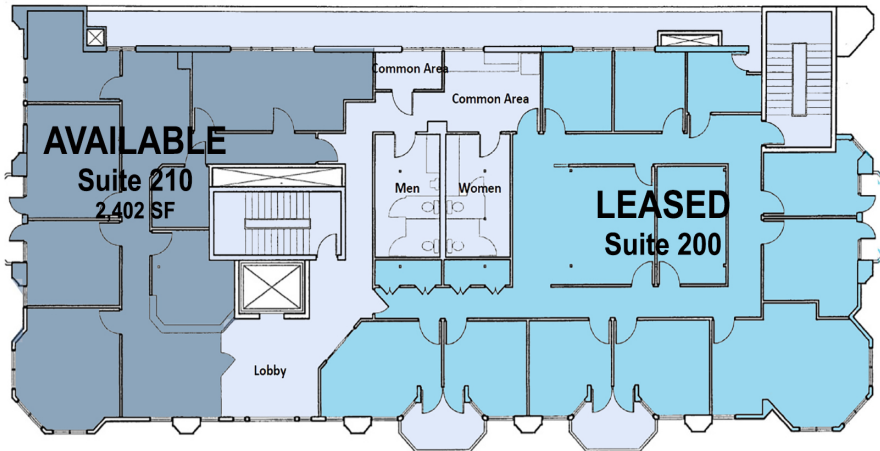
# OFFICE SPACE FOR LEASE



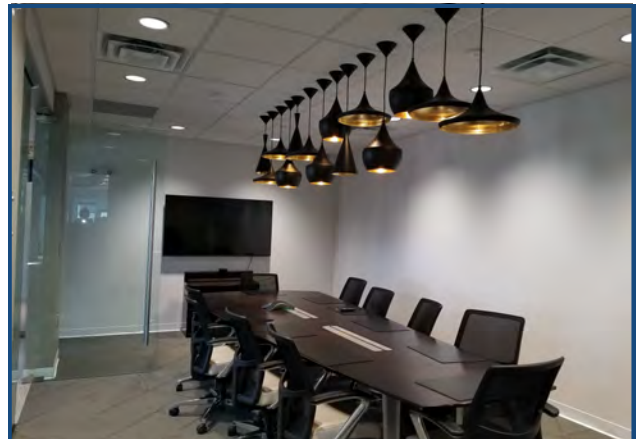
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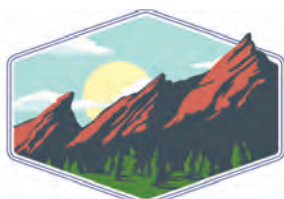
## 2nd Floor



## 3rd Floor



Unit	Square Footage	Price
		<i>*All NNN are as of 12/31/2024</i>
210	2,402 + exterior patio	\$27.50/SF + \$22.63 (NNN) = \$10,034.36/Month
300	3,941 + exterior patio	\$26.50/SF + \$22.63 (NNN) = \$16,135.11/Month



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