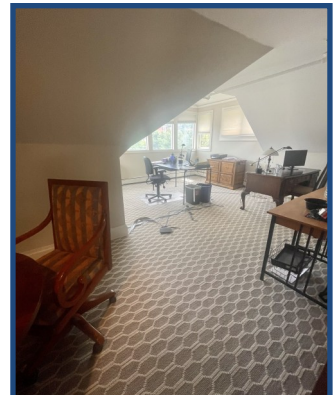
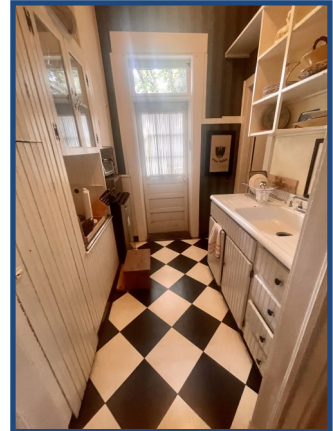


1105 Spruce Street
Boulder, CO

Second Floor Office Space

Office Space Available!

- **Charming Historic Building:** Classic architecture with modern comfort and exposed brick
- **Prime Downtown Location:** Just one block off Pearl Street
- **Excellent Visibility:** Prominent corner of 11th & Spruce
- **High Foot Traffic:** In the heart of downtown's walkable core
- **Bright & Inviting:** Abundant natural light throughout
- **Flexible Leasing Options:** Short-term office space available
- **Unmatched Convenience:** Adjacent to city parking garage
- **Welcoming Common Areas:** Shared kitchenette, restrooms, and front porch for tenants and guests



TEBO
PROPERTIES

Contact us for more information:

leasing@teboproperties.com

303-447-8326

www.TEBOproperties.com

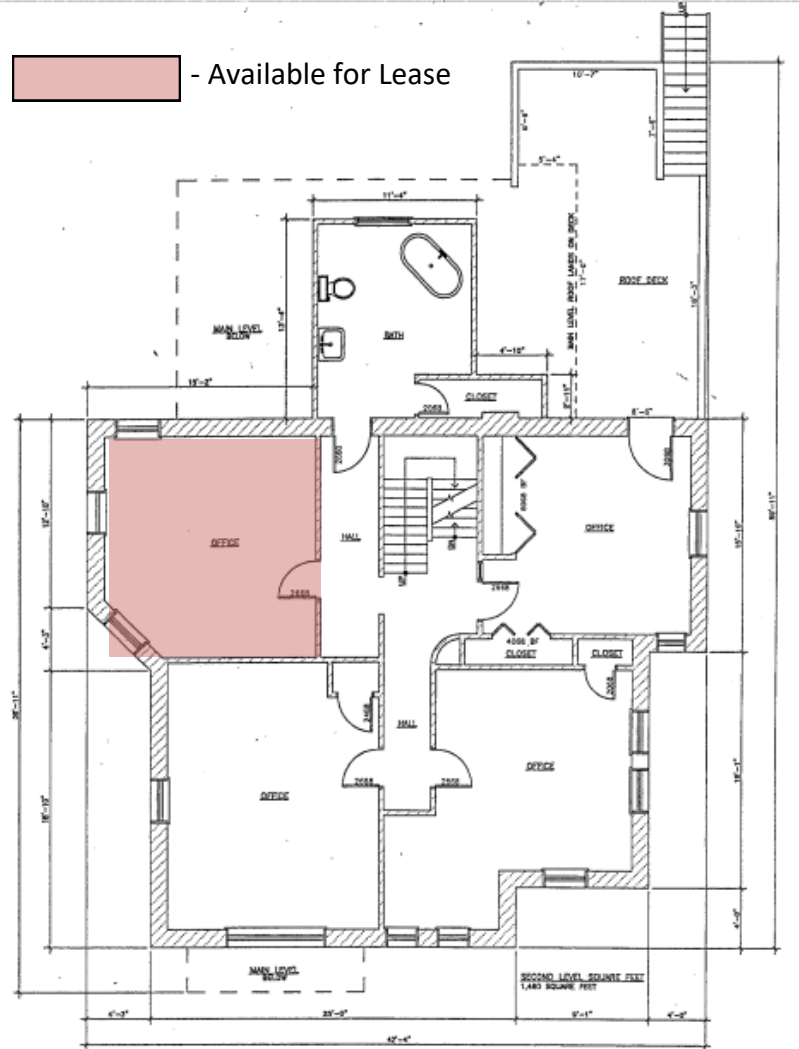
OFFICE SPACE FOR LEASE



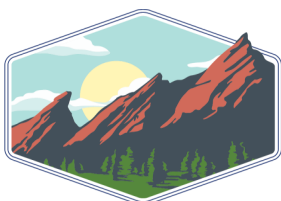
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1105 Spruce Street, Boulder, CO

Second Floor



Unit	Square Footage	Price
1105	250	\$1,000/mo + Utilities



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