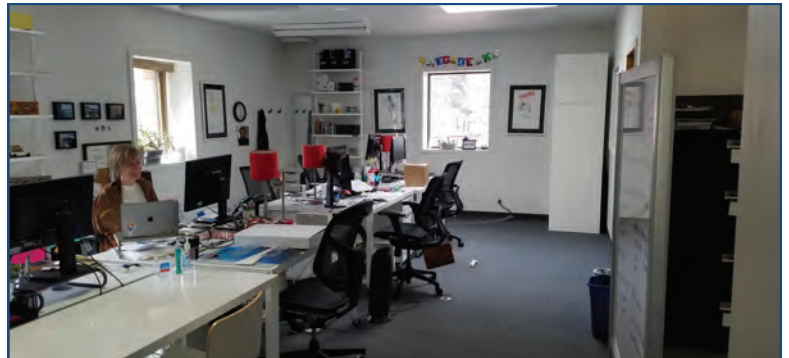


**1966 13th Street
Boulder, CO**

337-3,876 Square Feet

Office Space Available!

- Prime location on the Pearl Street Mall
- Historic Homestead Building
- Located at the corner of Pearl Street & 13th Street
- Charming lobby w/ circular staircase
- Open floorplan with common bathrooms
- High foot traffic on the Pearl Street Mall
- Multiple garden and second level office suites available, some with reception areas
- Reserved parking available nearby



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Contact us for more information:

leasing@teboproperties.com

303-447-8326

www.TEBOproperties.com

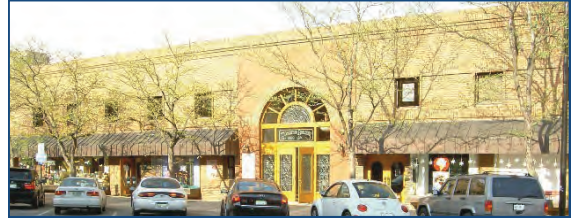
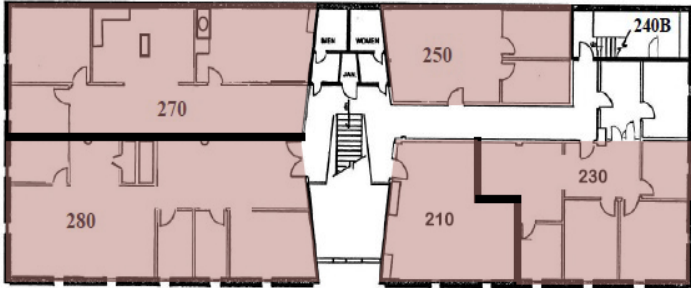
OFFICE SPACE FOR LEASE



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1966 13th Street, Boulder, CO

Second Level



Ground Level

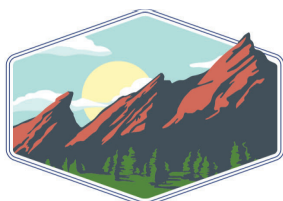
 - AVAILABLE FOR LEASE



13th Street Entrance



Unit	Square Footage	Price
210 Available 8-01-2024	614	CALL NOW FOR RATE!
230	1,292	\$25.00/SF + \$13.09 (NNN) = \$4,101.02/MO
250	820	\$25.00/SF + \$13.09 (NNN) = \$2,602.82/MO
270	2,000	\$25.00/SF + \$13.09 (NNN) = \$6,348.33/MO
280	1,876	\$27.50/SF + \$13.09 (NNN) = \$6,345.57/MO
270 + 280 Combined	3,876	\$22.50/SF + \$13.09 (NNN) = \$11,495.57/MO
LL10	672	\$1,250.00/MO + Utilities
LL20	337	\$750.00/MO + Utilities
LL50	416	\$800.00/MO + Utilities



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