

**1629 Canyon Blvd.
Boulder, CO 80302**

1,693 Square Feet

Office Space Available!

- **Unbeatable Location:** Directly across from Microsoft's Boulder office, with steady foot and car traffic
- **Charming Retail Space:** Ideal for a boutique, gallery, or customer-facing business
- **Bonus Detached Studio:** Perfect for a private office, creative space, or treatment room
- **Onsite Shed Storage:** Convenient for inventory, tools, or seasonal goods
- **Flexible Layout: Unique** indoor/ outdoor flow with multiple structures on-site. Large upstairs patio with Flatiron views.
- **Walkable & Visible:** High visibility along a well-traveled stretch of Canyon Blvd. Walkable from Pearl St. Mall.
- **Parking Potential:** Onsite and nearby options for customers and staff
- **Vibrant Business Community:** Join a dynamic area with tech, retail, and hospitality neighbors



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PROPERTIES

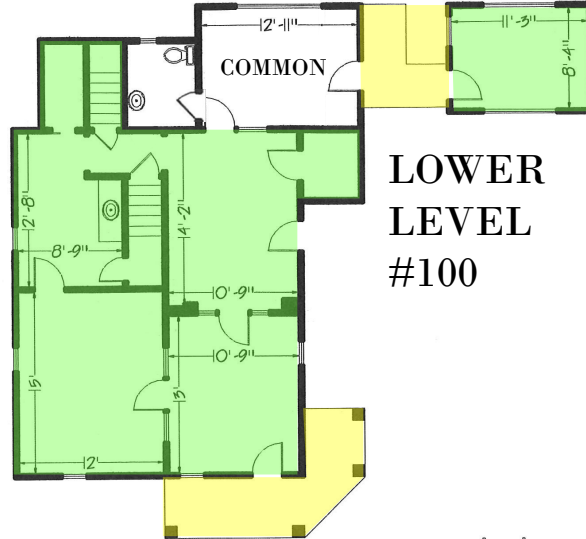
Contact us for more information:
leasing@teboproperties.com
303-447-8326
www.TEBOproperties.com

OFFICE SPACE FOR LEASE

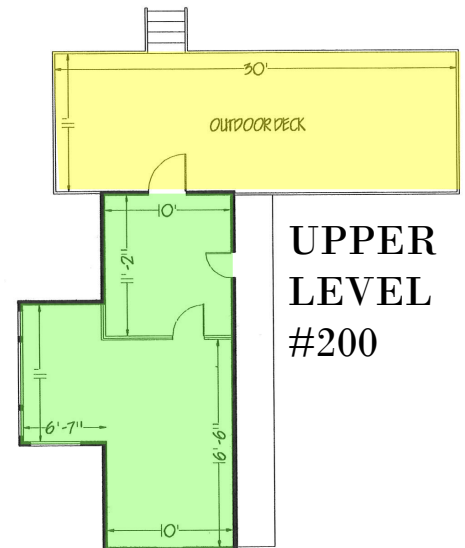


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1629 Canyon Blvd., Boulder, CO



**LOWER
LEVEL
#100**



**UPPER
LEVEL
#200**



Unit	Square Footage	Price
1629	1,693	\$3,950.00/MO + Utilities



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