

OFFICE/RETAIL FOR LEASE

4730 Table Mesa Drive
Suites E-100 & J-200
Boulder, CO

1,600—2,100 SF

Accessible South Boulder Location:

Positioned at 4730 Table Mesa with quick access to US Highway 36 and Table Mesa Park-n-Ride

Creative Office Environment:

Suites ideal for startups, tech teams, or general office users seeking a new workspace

Welcoming & Private:

Features private restrooms for tenant convenience and comfort

Ample Parking Advantage:

Generous parking lots to the north and south provide easy, free parking for employees and visitors

Commute-Friendly:

Perfectly located for staff commuting from Denver or anywhere south of Boulder County

Surrounded by Amenities:

Steps from nearby restaurants, coffee shops, and retail stores for dining and errands

Ready for Immediate Use:

A rare opportunity to secure affordable, flexible office space in desirable South Boulder



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TEBO
PROPERTIES

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4730 Table Mesa Drive, Boulder



Unit	Square Footage	Price (NNN estimates as of 12/31/26)
E-100	1,600	$\$16.00/\text{SF} + \9.10 (NNN) = \$3,346.67 per month
J200	2,100	$\$12.50/\text{SF} + \9.10 (NNN) = \$3,780 per month



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