

**5280 Spine
Unit 101
Boulder, CO**

3,088 Square Feet

END CAP RETAIL SPACE FOR LEASE!

Prime End Cap Location:

Offering excellent frontage, strong visibility, and natural light

Ample On-Site Parking:

Easy, free, parking for customers and employees

Surrounding Residential Neighborhood:

Strong daytime and evening traffic

High Ceilings:

High open ceilings throughout

Natural Light:

Large panoramic windows open light into the space

Exceptional Access to Major Thoroughfares:

Quick connections to Boulder, Longmont, and surrounding communities

Walkable to Numerous Amenities:

Nearby King Soopers, Burger King, Subway, restaurants, cafés, fitness studios, and service retailers

Strong Retail Synergy:

Established neighboring businesses and employment centers drive consistent customer flow

Flexible Uses:

Open floor plan ideal for Retail, Service, or Customer-Facing Uses seeking visibility and convenience

High-Traffic, High-Demand Location:

Thousands of employees nearby in a growing



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PROPERTIES

Contact us for more information:

leasing@teboproperties.com

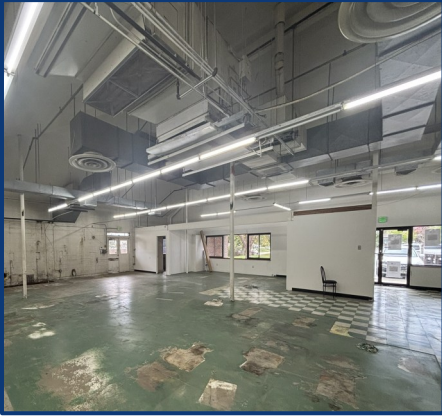
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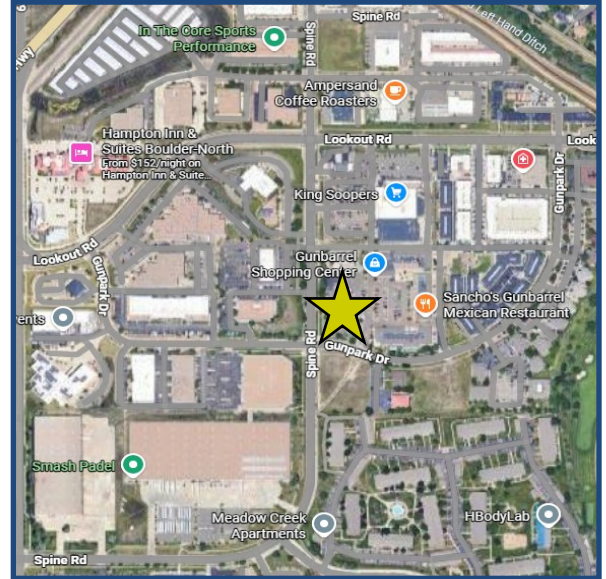
5280 Spine Road, Boulder, CO



Current Condition: Existing space
(Green Floor)

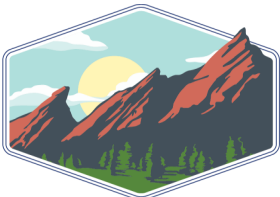


Conceptual Rendering: Virtual Spacing
(White Floor)



INTERIOR SPACE CONCEPT

Unit	Square Footage	Price (NNN as of 12/31/26)
101	3,088	\$19.50/SF + \$11.07(NNN)* = \$7866.68/MO



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