

**5480 Valmont Rd
Boulder, CO**

**3,194 - 3,436
Square Feet**

Office Space Available!

- **Mountain Views:** Second and third-floor suites with stunning panoramic mountain vistas
- **Perfect Location:** Ideal for office or R&D use, right next to scenic Valmont City Park
- **Recently Renovated:** Newly remodeled units that are move-in ready
- **Big Windows:** Bright, open interiors with expansive windows and abundant natural light
- **Amenities:** Elevator access, in-suite kitchenette, shared restrooms, and private showers — ideal for bike commuters and active professionals
- **Easy Access:** Conveniently located near Foothills Parkway with ample free parking



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PROPERTIES

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

OFFICE SPACE FOR LEASE

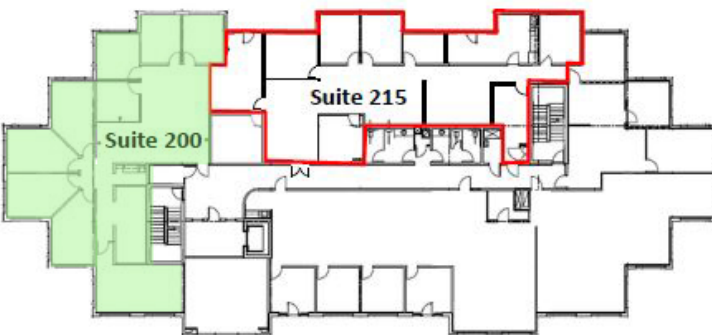


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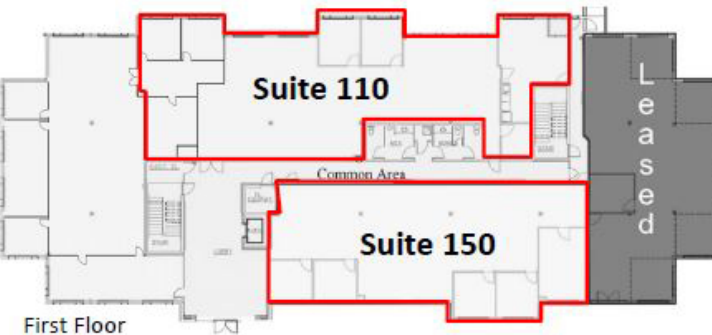
5480 Valmont Road, Boulder, CO



Third Floor



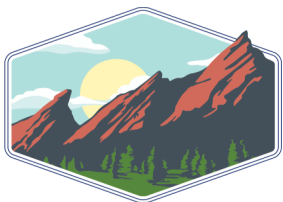
Second Floor



First Floor

 - Available for Lease

Unit	Square Footage	Price <i>*All NNN are as of 12/31/24</i>
200 <i>Available 9/1/25</i>	3,436	\$17.50/SF + \$9.29 (NNN) = \$7,670.87 Monthly
300	3,194	\$18.50/SF + \$9.29 (NNN) = \$7,396.77 Monthly



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