

OFFICE SPACE FOR LEASE

1320 Pearl Street, Boulder, CO 80302

THE CARTWRIGHT BUILDING



ABOUT THE BUILDING

Office suites available for lease at The Cartwright Building, an office / retail building located on the historic Pearl Street Mall. Situated between 13th and 14th across from the Boulder Court House, this building provides all of Downtown Boulder's fantastic shops and restaurants just steps away from your door.

- Great central Downtown Boulder Location
- Upgraded finishes throughout the building
- Rooftop deck area

CHAD HENRY

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THE
W.W. Reynolds
COMPANIES

P. 303-442-8687
www.wwreynolds.com

1320 PEARL STREET, BOULDER, CO 80302
SUITE 232



SIZE
2,728 SF



RENT
\$20.00 NNN



AVAILABLE
Immediately



EST. OP EX
\$17.91 / SF
(including utilities)

SPACE NOTES

With a little over 2,700 SF available for lease, suite 232 is comprised of a mix of offices and open area complete with a break room. Enjoy updated common areas, a rooftop patio and an unbeatable Downtown Boulder location with lots of amenities right outside your door.



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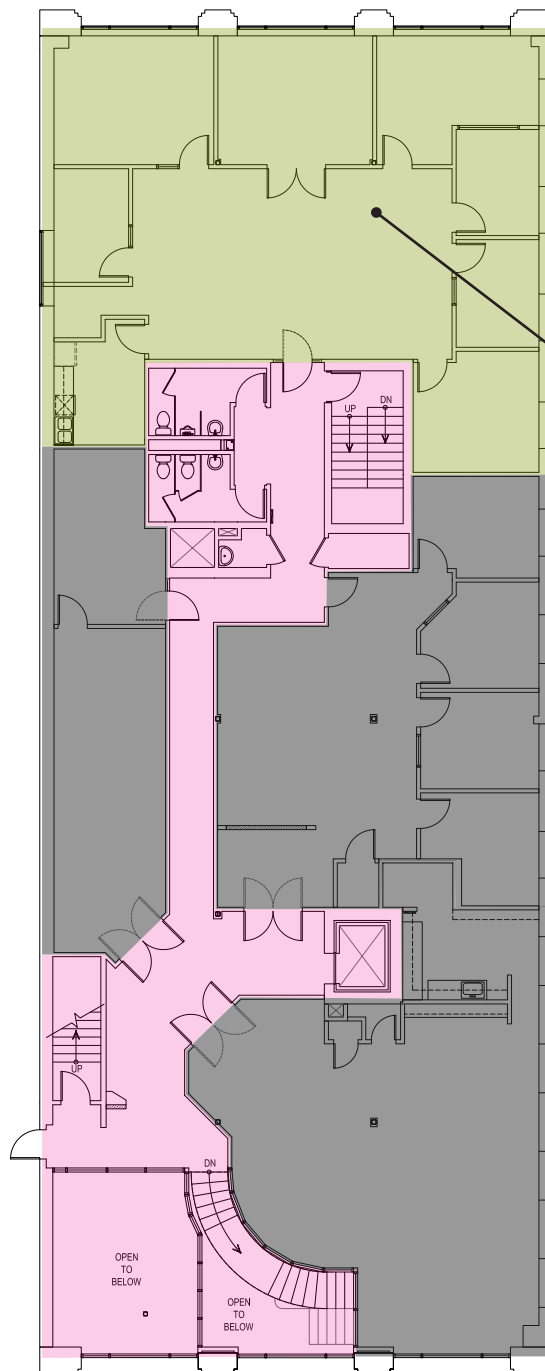


1320 PEARL STREET, BOULDER, CO 80302

FLOOR PLAN



LEVEL 2



Suite 232

Size	2,728 RSF
Rent	\$20.00 NNN
Available	Immediately

- LEASED
- AVAILABLE
- COMMON AREA

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LOCATION



LOCATION NOTES:

Located directly on the bricks of the Historic Pearl Street Mall, The Cartwright Building easily provides an unbeatable Downtown Boulder location with all the amenities you could ever dream of just a short walk from your front door.

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