



GIBBONS WHITE  
INCORPORATED

# 1505 Pearl Street

Unit 101, Boulder, CO



**Michael-Ryan McCarty**

mccarty@gibbonswhite.com  
(303) 586-5939

**Angela Topel**

angela@gibbonswhite.com  
(303) 586-5921

**Patrick Weeks**

patrick@gibbonswhite.com  
(303) 586-5935

[www.gibbonswhite.com](http://www.gibbonswhite.com)



**Property Info & Gallery**



**View Map**

## Prime Downtown Pearl St Retail for Sublease

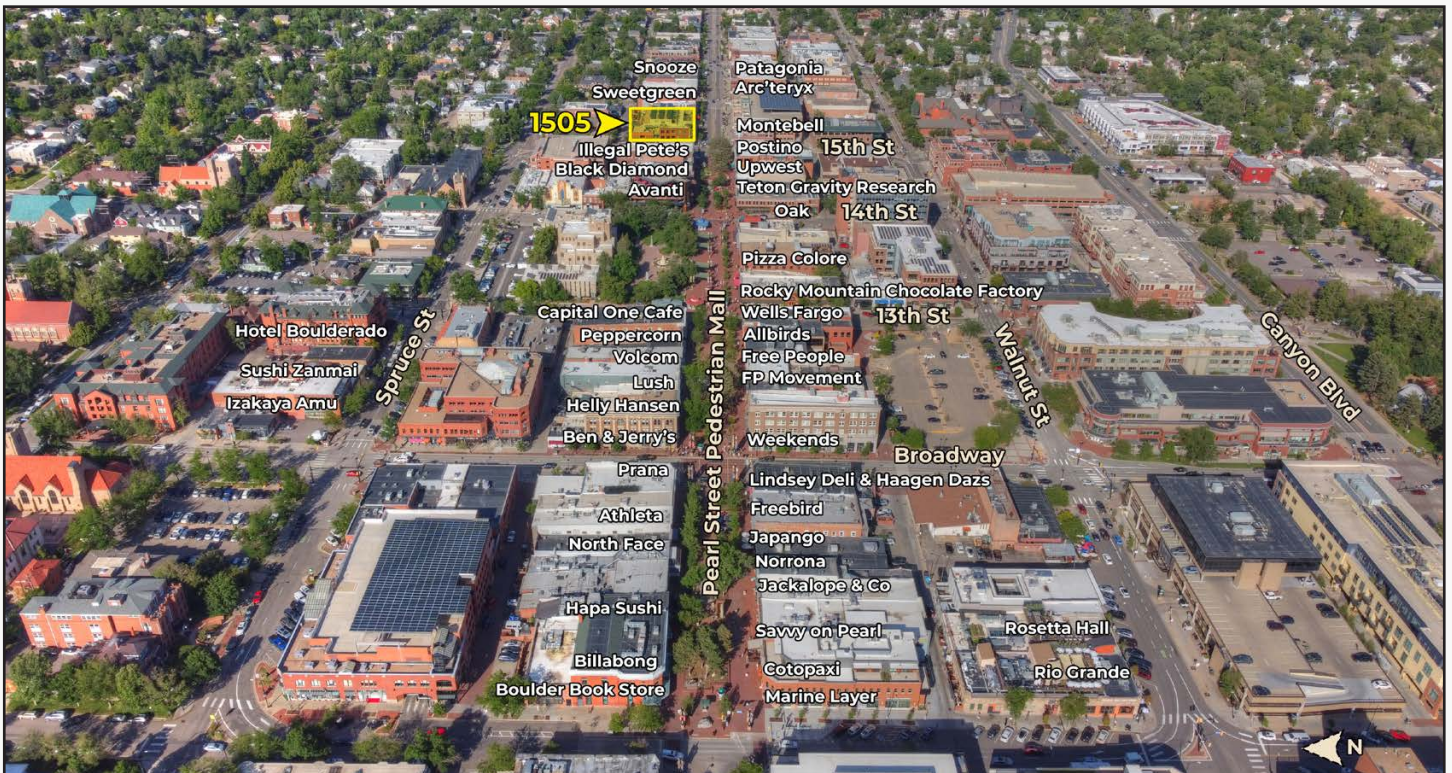
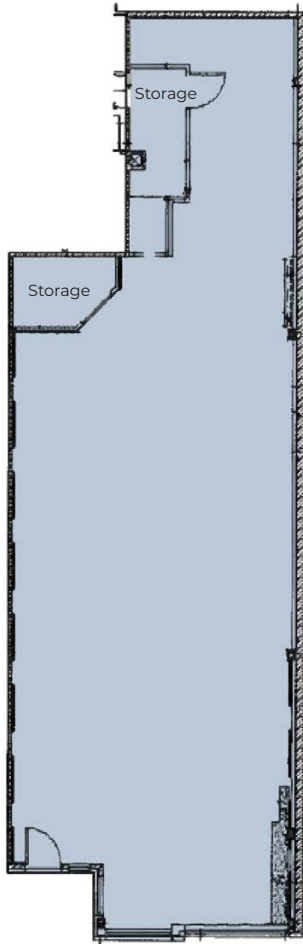
Available Space	1,894 sq. ft.
Lease Rate / sq. ft.	\$45.00 NNN
Expenses / sq. ft.	\$23.40*

\*Not Including Utilities

- Ideal Location on Sunny Side of Vibrant Downtown East Pearl St
- High-End Retail Space with 14' Ceilings, Large Storefront Windows & Slat Display Walls
- Direct Rear Access for Loading & Deliveries
- One Parking Space Included at the Building Parking with Additional City Garage Directly Across the Street
- Sublease Through March 2027 with Longer Direct Term Available

The information included has been obtained from sources believed reliable. While we do not doubt the accuracy of the information, it has not been verified and no guarantee, warranty, or representation is being made.

Unit 101  
1,894 sq. ft.



The information included has been obtained from sources believed reliable. While we do not doubt the accuracy of the information, it has not been verified and no guarantee, warranty, or representation is being made.