



OFFICE / RETAIL SPACE FOR LEASE

1700 PEARL STREET
BOULDER, CO 80302

PROPERTY HIGHLIGHTS

Premier location near the corner of 17th Street and Pearl Street in Downtown Boulder. Image, access, and visibility simply doesn't get any better. With retail and/or office space available, 1700 Pearl has everything your growing business needs. Within walking distance to all the amenities that the East End of Pearl Street has to offer and strategically located amongst popular national and local retailers. Currently undergoing renovations to be delivered as a vanilla shell. Please call listing agents for a private tour of the space and to discuss the possibilities for your business.

- High ceilings
- On-site parking
- Elevator
- Near bus route
- Near restaurants
- Delivered as vanilla shell

| | |
|-----------------------------|------------------|
| Suite 101A (Retail) | 1,200 RSF |
| Suite 101 B (Office) | 2,800 RSF |
| Date Available | Immediately |
| Lease Rate | \$40.00/RSF NNN |
| Expenses (Est) | \$16.75/RSF |
| Parking | 5 On-site spaces |
| Zoning | DT-2 |

CONTACT US

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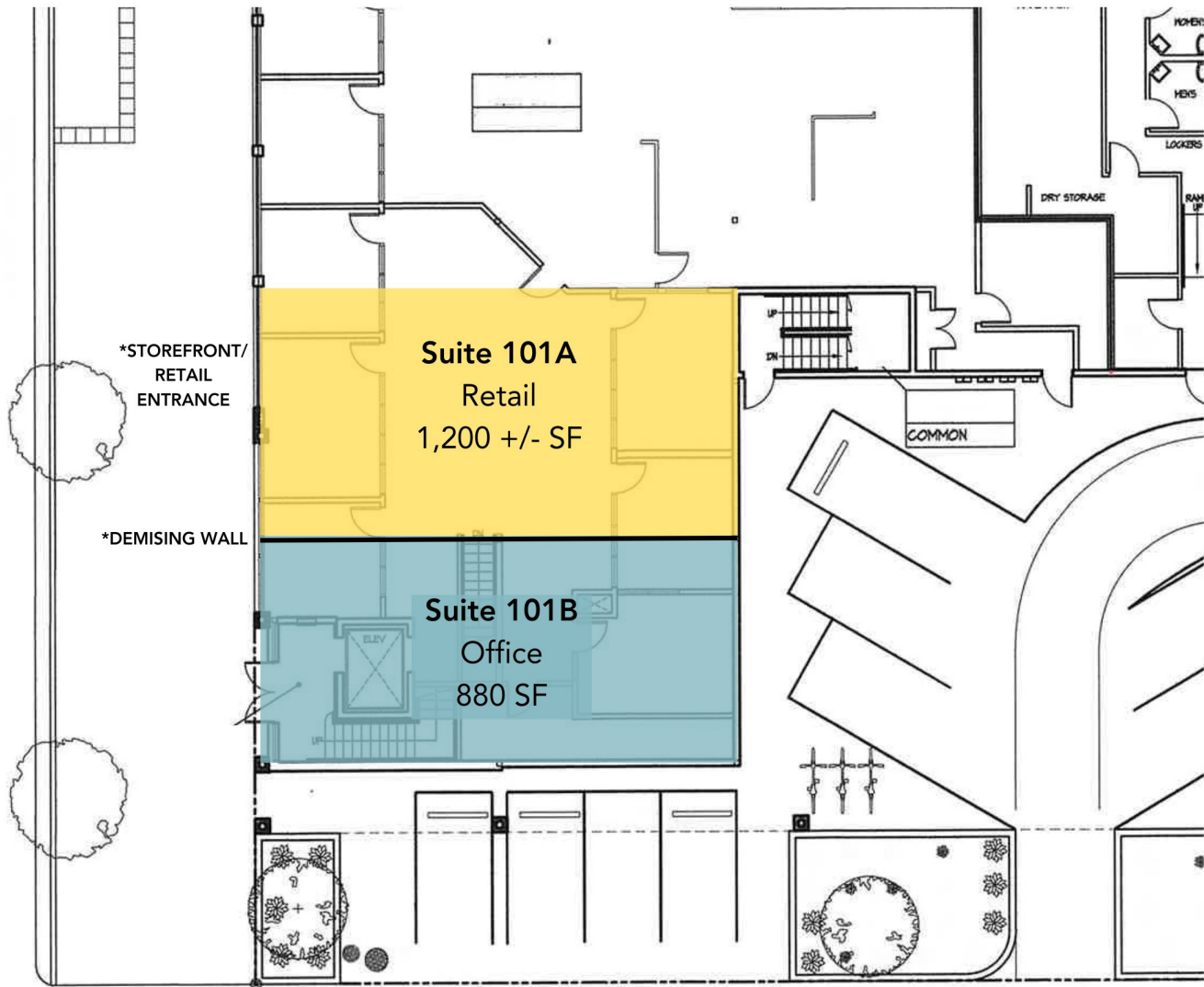
PHOTOS



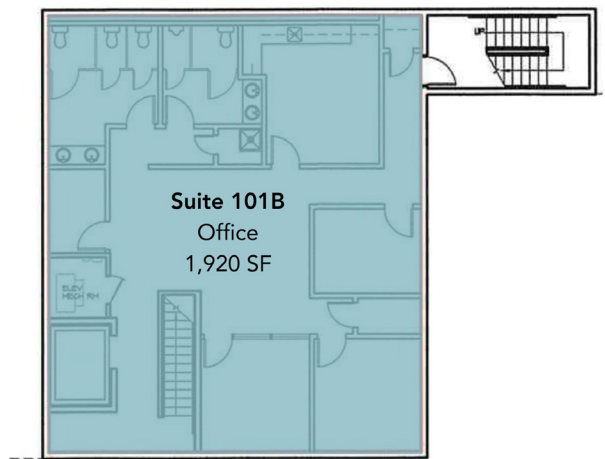
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* For a complete disclaimer, please see page one of this brochure.

FIRST FLOOR PLAN



LOWER LEVEL FLOOR PLAN

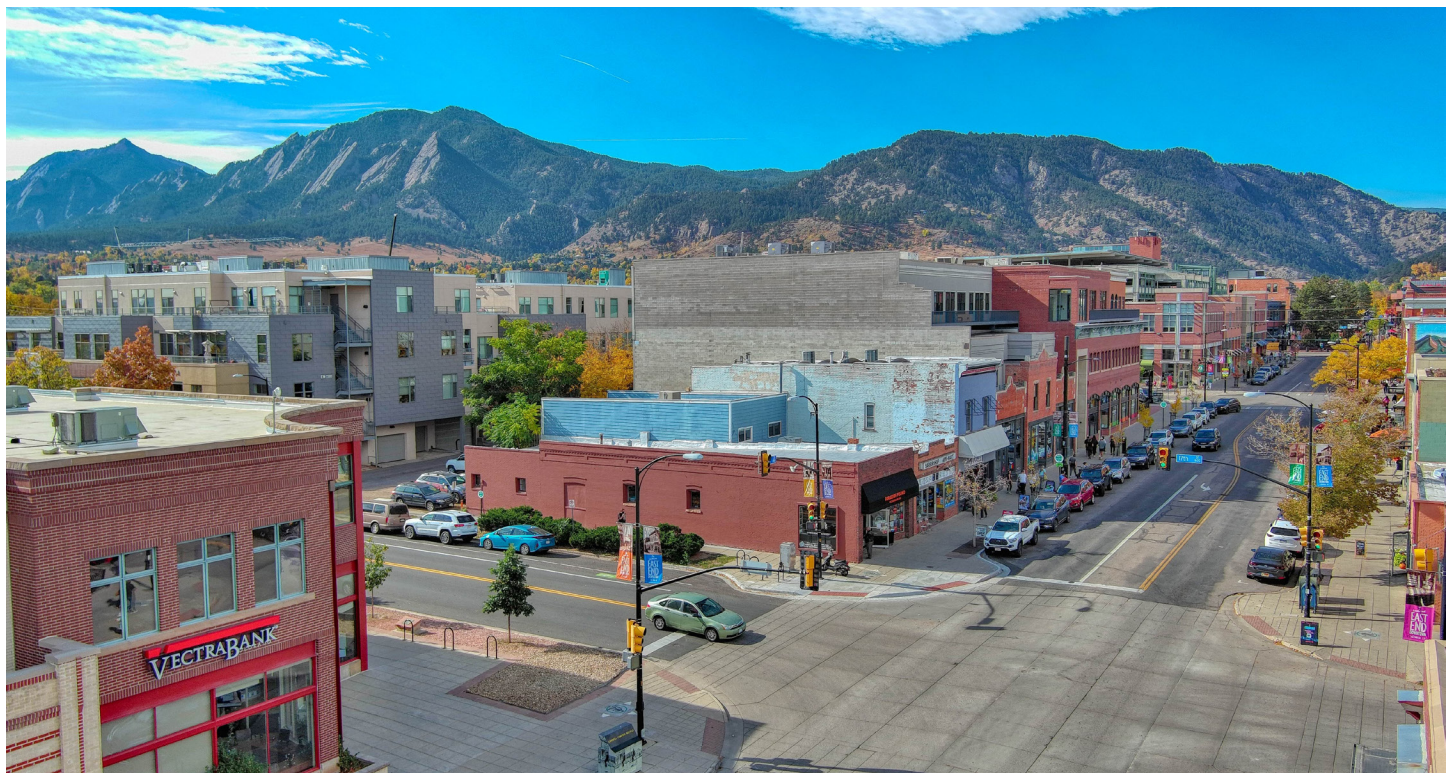


*DEMISING WALL IS APPROXIMATE
*STOREFRONT / RETAIL ENTRANCE IS APPROXIMATE

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PROPERTY LOCATION



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