

# 2014 PEARL STREET

## COMMERCIAL/RESIDENTIAL PROPERTY & DEVELOPMENT OPPORTUNITY

### CONTACT:

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(303) 442-1040

[WWW.GIBBONSWHITE.COM](http://WWW.GIBBONSWHITE.COM)

CURRENT BUILDING SIZE:	1,657 SF
STORAGE BUILDING:	736 SF
POTENTIAL BUILDING SIZE:	5,854 SF
SALE PRICE:	\$975,000
LEASE RATE:	\$19.00 NNN (\$12.75)

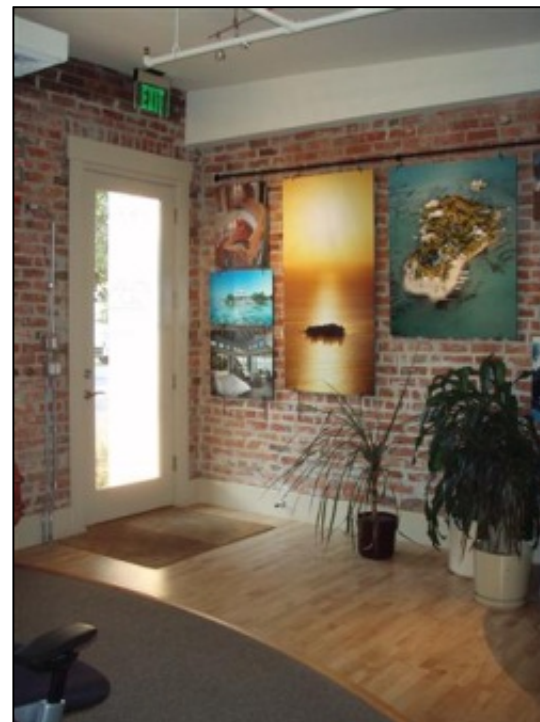
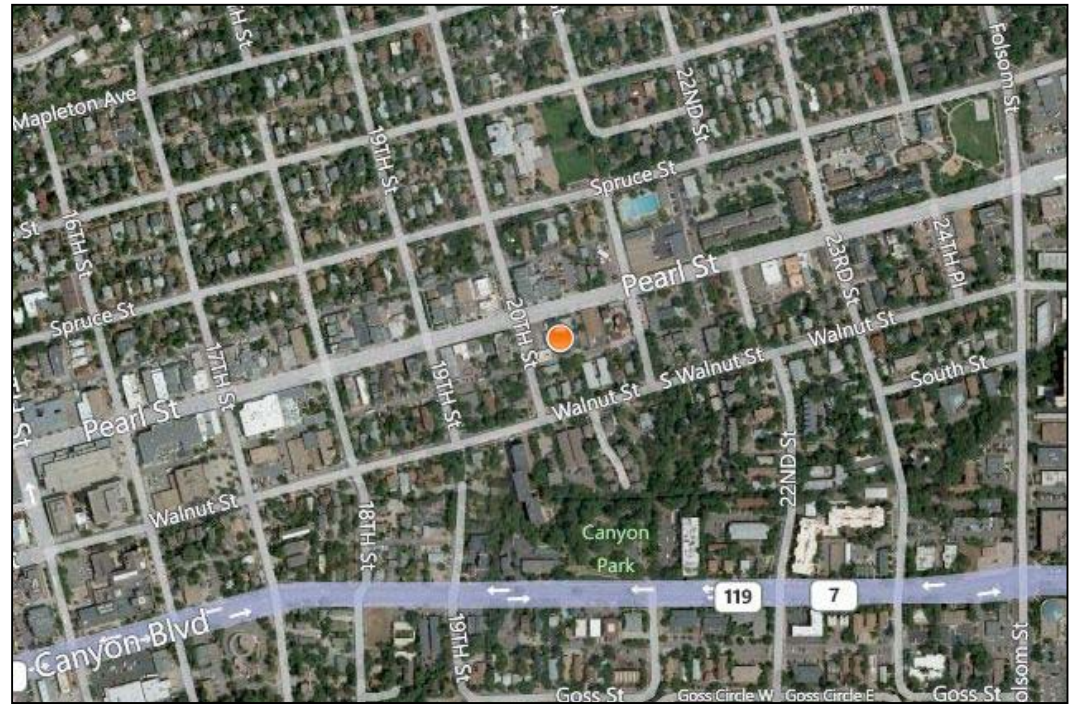
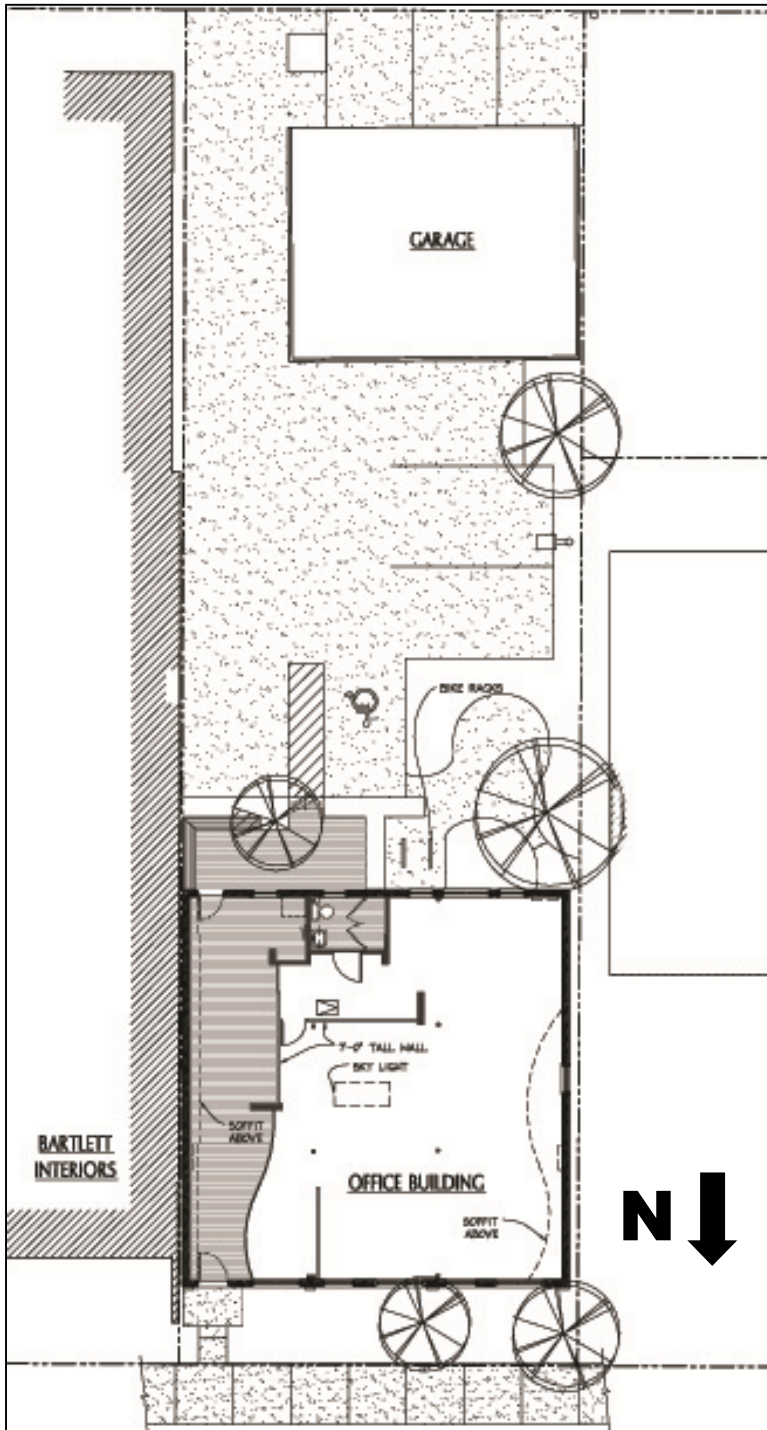


The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it.

- HIGH EXPOSURE BUILDING & DEVELOPMENT OPPORTUNITY
- EIGHT ONSITE PARKING SPACES
- EXISTING OFFICE BUILDING HAS BEEN COMPLETELY RENOVATED WITH HIGH END FINISHES, EXPOSED BRICK, HIGH CEILINGS, OPEN WORK AREA, KITCHENETTE & CONFERENCE AREA. BUILT TO SUPPORT 2<sup>ND</sup> STORY ADDITION AND/OR CONVERSION TO RESIDENTIAL
- RARE DOWNTOWN BOULDER DEVELOPMENT POTENTIAL FOR 5,854 SF WITH 8 CAR PARKING & OPEN SPACE WITH EITHER 50% OFFICE/50% RESIDENTIAL OR 100% RESIDENTIAL, MU-3 ZONING



2305 CANYON BLVD, SUITE 200  
BOULDER, CO 80302



**GIBBONS  WHITE**  
Incorporated

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