

Boulder Junction Hyatt Hotel at Depot Square

PEARL AND 30TH STREET

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WWW.GIBBONSWHITE.COM

SPACE AVAILABLE:

2,193 SF (DIVISIBLE)

LEASE RATE:

\$29.00 NNN

DELIVERY:

Q2/Q3 2013

HIGH EXPOSURE RETAIL/CAFÉ



- RESTAURANT/RETAIL/CAFÉ SPACE WITH 517 SF PATIO
- 150 ROOM HYATT HOTEL AND CONFERENCE CENTER
- PEARL STREET VISIBILITY
- NEW CENTRAL RTD PARK-N-RIDE (1,000 PEOPLE PER DAY)
- ~400 ADJACENT RESIDENTIAL UNITS
- AMAZING VIEWS OF MOUNTAINS
- LARGE PUBLIC PLAZA WITH B-CYCLE STATION AND CITY EVENTS VENUE ADJOINS THE BUILDING
- WARM VANILLA SHELL DELIVERY FOR QUALIFIED TENANTS
- DIRECT ACCESS TO GOOSE CREEK TRAIL SYSTEM, WHOLE FOODS, 29TH STREET AND TARGET

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.

GIBBONS WHITE
Incorporated

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DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION:	13,370	92,049	117,000
AVG. HH INCOME:	\$60,784	\$76,984	\$84,227
TRAFFIC COUNT:	21,418 CARS/DAY AT PEARL & 30 TH		

SOURCE: CoSTAR (2010)