

P¹⁶³⁷EARL STREET, BOULDER

OWNER USER CONDO PURCHASE OPPORTUNITY FOR OCCUPANCY NOW AND GROWTH

CONTACT:

[LYNDA GIBBONS](#)

OR [ANNIE LUND](#)

(303) 442-1040

WWW.GIBBONSWHITE.COM

	<u>UNIT 201</u>	<u>UNIT 202</u>
SPACE AVAILABLE:	3,858 SF	1,647 SF
SALE PRICE:	\$1,601,070 (\$415/SF)	\$658,800 (\$400/SF)
LEASE RATE:		\$18.00 NNN (\$8.64) & UTIL./JAN
PARKING	2 ON-SITE COVERED PARKING SPACES & 2 CITY PERMITS	1 ON-SITE PARKING SPACE & 2 CITY PERMITS



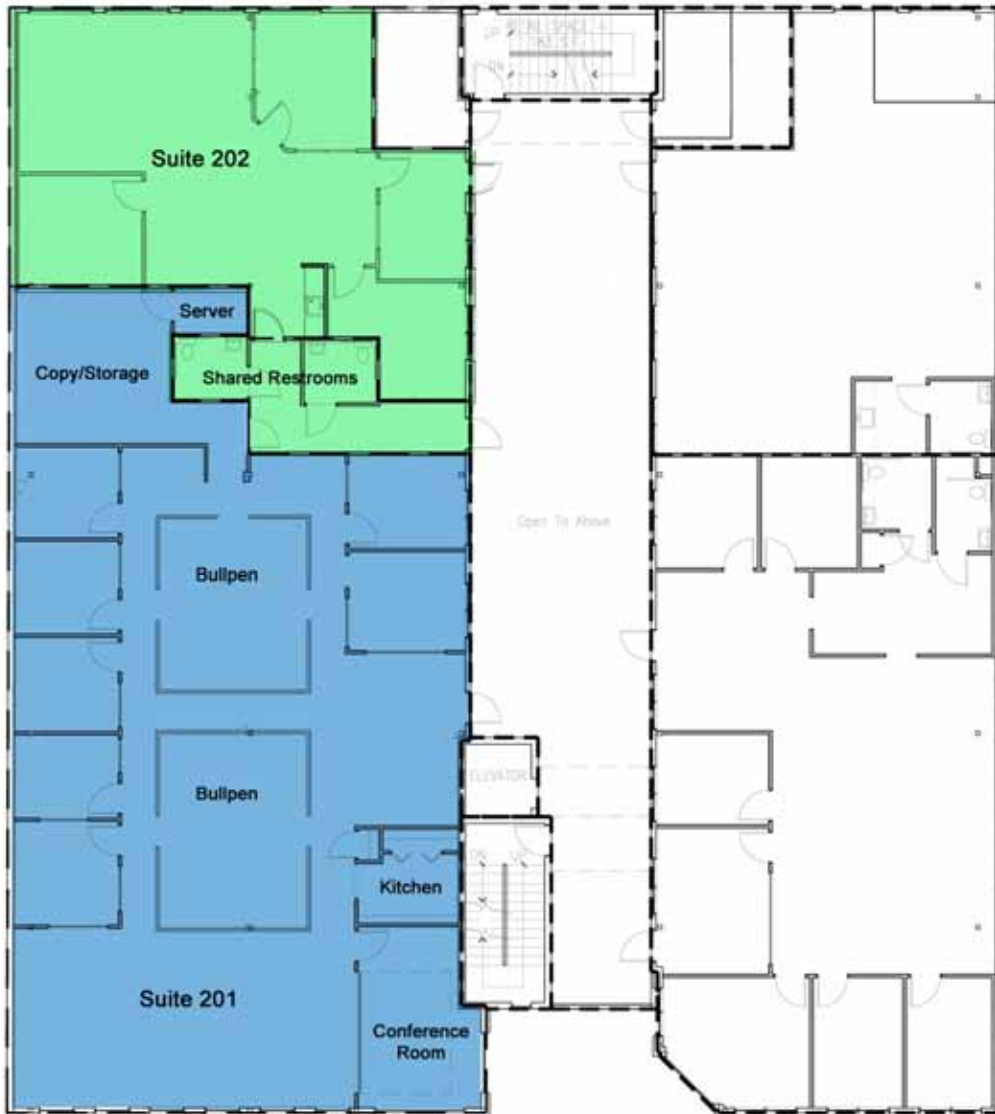
- #201 LEASED THROUGH 6/30/2010
- #202 IS AVAILABLE FOR LEASE OR SALE WITH NOTICE
- UPSCALE NEW MIXED USE BUILDING
- HOT PEARL STREET LOCATION
- 2ND FLOOR DECK – GREAT FOR SOCIAL GATHERINGS, OUTSIDE MEETINGS & AMBIANCE
- BASEMENT STORAGE UNITS AVAILABLE – LOW PRICES



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.

2305 CANYON BLVD, SUITE 200
BOULDER, CO 80302

1637 PEARL STREET OFFICE CONDO W/ ON-SITE PARKING!



PEARL STREET