



# 1637 Pearl Street

Boulder, CO

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## Downtown Boulder Office For Lease

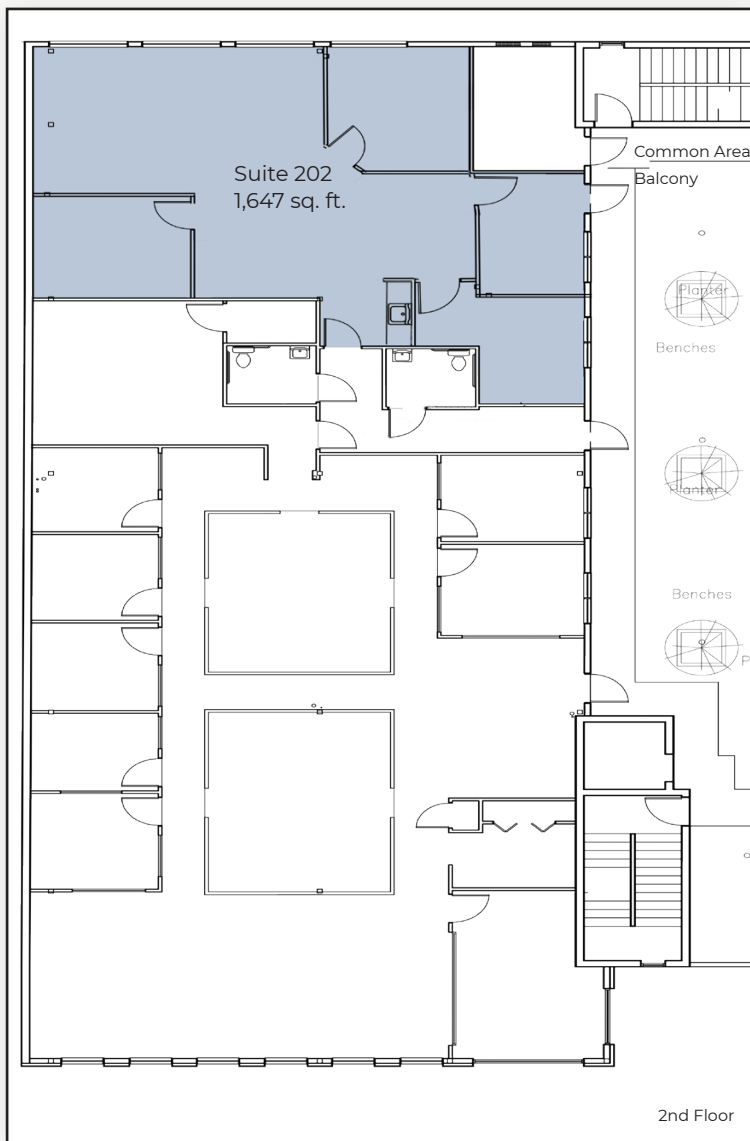
Available Space	1,647 sq. ft.
Lease Rate / sq. ft.	\$29.50 NNN
Expenses / sq. ft.	\$16.91*

\*Including Utilities & Restroom Janitorial

- Upscale Professional Office Space in Downtown Pearl Street's East End
- Two Offices on the Glass & One Interior, Reception / Waiting Area, Open Workspace, Kitchenette & Two Entrances
- Large Windows with Lots of Natural Light & Great Views
- Exposed 10 ft. Ceilings with Spiral Ducts & High-End Lighting
- Beautiful Courtyard Patio Overlooking Pearl Street for Social Gatherings & Outdoor Meeting Space, Secure Building with 24 Hour Key Card Access
- Comcast Business or Zayo Fiber High Speed Internet Available
- 2 Parking Spaces Available for \$152 / Month Each
- Basement Storage Available for \$95 - \$150 / Month

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.





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