



# 1135 Pearl Street

Boulder, CO

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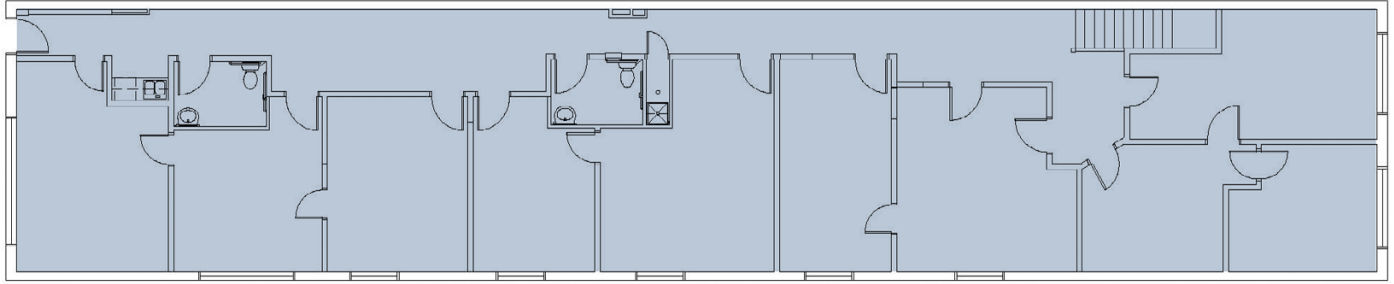
## Pearl Street Office Space For Lease

Available Space	2,000 - 3,260 sq. ft.
Lease Rate / sq. ft.	\$23.95 NNN
Expenses / sq. ft.	\$14.69*

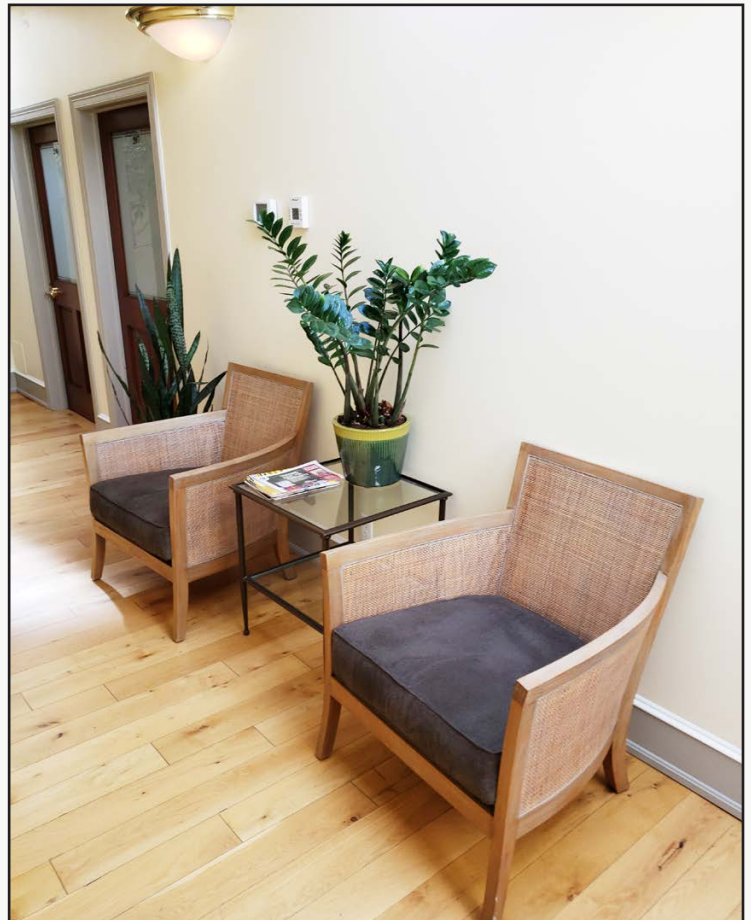
\*Includes Utilities & Excludes Janitorial

- Year 1 Introductory Rate of \$23.95 NNN & Year 2 Rate of \$28.95 NNN for Any 5+ Year Lease Term
- Flexible Suite Sizes and Configurations Available
- Newly Updated Office Space with Private Offices & Restrooms, Conference Room and Kitchenette
- Many Offices Share an Interior Door - Perfect for Greater Collaboration
- Elegant Finishes Throughout Space
- Prime Pearl Street Location within Walking Distance to Many Amenities
- 4 City Parking Permits Available
- Access Controlled

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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2,000 sq. ft. - 3,260 sq. ft.



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