



1637 Pearl Street

Suite 201, Boulder, CO

Angela Topel

angela@gibbonswhite.com
(303) 586-5921

Michael-Ryan McCarty

mccarty@gibbonswhite.com
(303) 586-5939

www.gibbonswhite.com



Photos & Video Tour



View Map

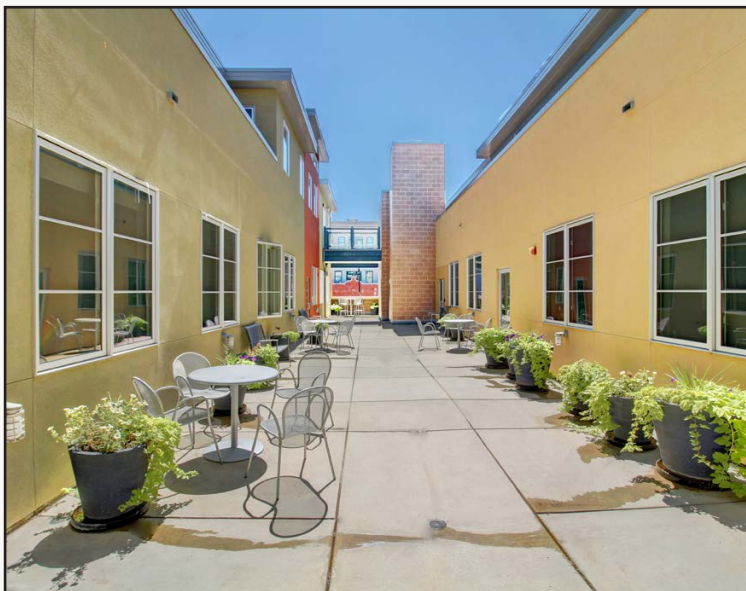
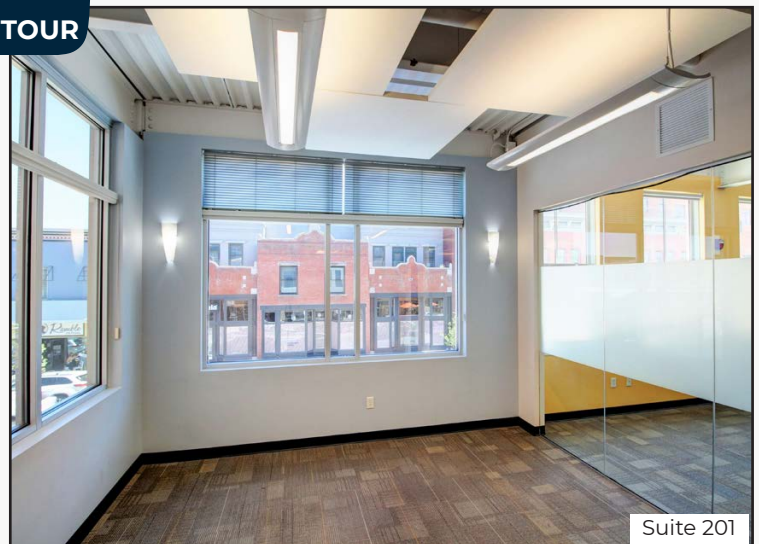
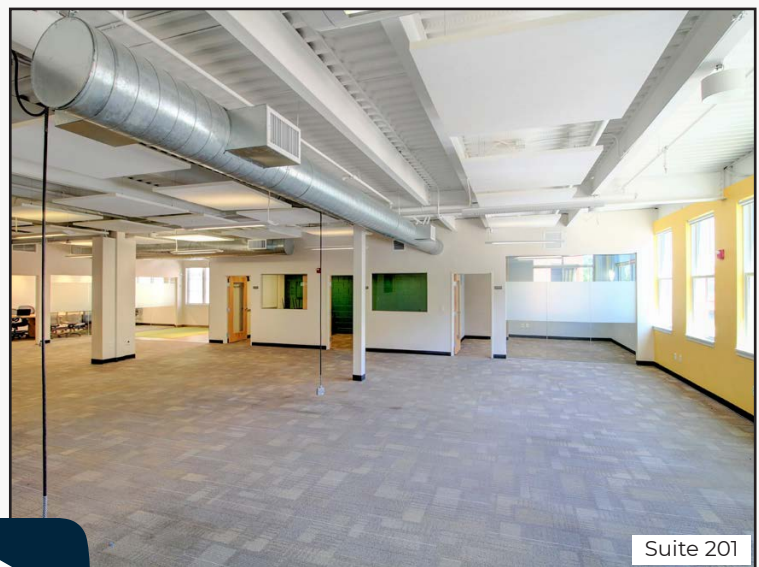
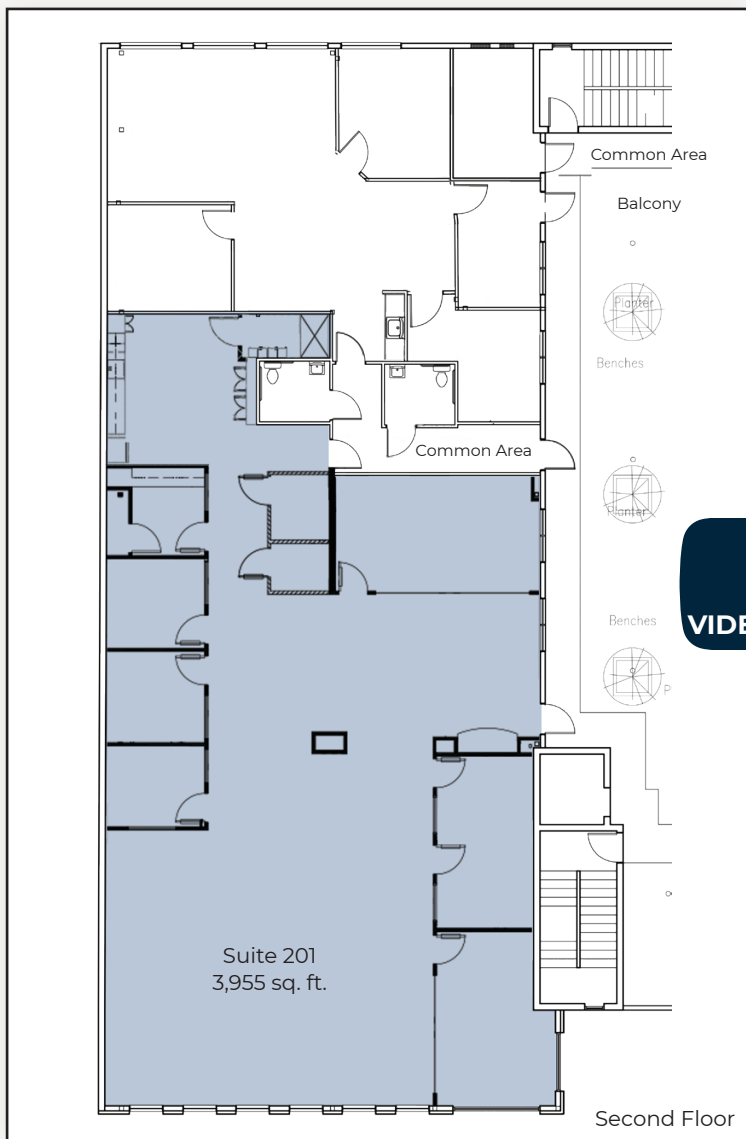
Downtown Boulder Office For Lease - Major Leasing Incentive

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|----------------------|--------------------------------|
| Available Space | 3,955 sq. ft. |
| Lease Rate / sq. ft. | \$27.00 NNN \$15.00 NNN |
| Expenses / sq. ft. | \$17.60* |

*Including Utilities & Restroom Janitorial

- Year 1 Introductory Rate of **\$15.00 NNN**
- Upscale Professional Office Space on Downtown Pearl Street's East End
- Suite Features 2 Conference Rooms with Walls of Glass, 5 Offices, Phone Rooms, Large Kitchen & Break Area, Open Bullpen & Bright Natural Light from South-Facing Wall of Windows Overlooking Pearl Street
- 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
- 3 On-Site Parking Spaces Available for \$154 / Month Each & Potential for 10+ Additional Neighborhood Spaces for \$34 / Month Each

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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