



5395 Pearl Parkway

Boulder, CO



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Central Boulder Office Space For Lease with Incredible Mountain Views

Available Space	3,137 - 8,041 sq. ft.
Lease Rate / sq. ft.	\$16.00 - \$21.00 NNN
Expenses / sq. ft.	\$11.29*

*Including Gas & Suite Janitorial

- Quality Modern Finishes with Great Window Lines & Flexible Suite Sizes
- Suite 130A Features a Distinguished Lobby Entrance, High-End Full-Height Modular Office Walls for Ultimate Flexibility, Numerous Generously Sized Offices, Kitchen / Break Room & Common Restrooms with Shower
- Suite 130B Features Large Glass Conference Room, Large Kitchen / Break Room, Patio Break Area with Picnic Tables, Large Open Workspace, Multiple Large Private Offices, In-Suite Restrooms with Showers & Lockers
- Low \$16.00 NNN Lease Rate for Suite 130B Through December 31, 2021
- Conveniently Located with Easy Access to Hwy 36 & Hwy 119, Surrounded by Bike Trails & Close to Restaurants & Whole Foods
- Abundant Free On-Site Parking & Close to RTD Transit Center

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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