

1035 Pearl Street

Boulder, CO



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Photos & Video Tour



View Map

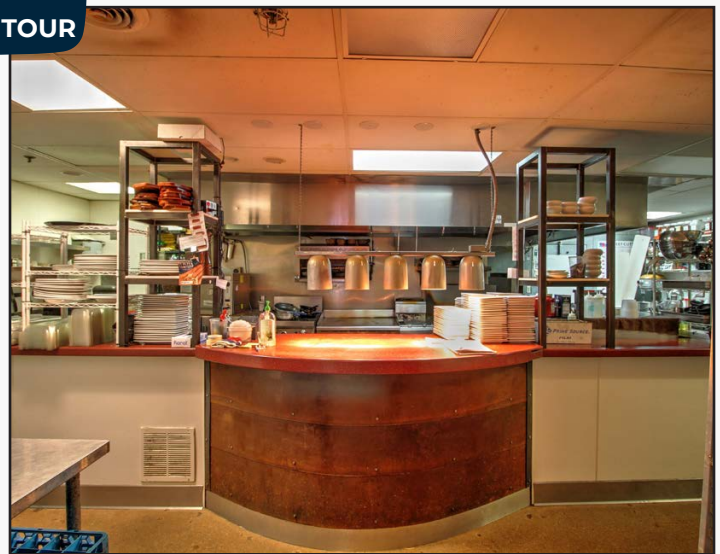
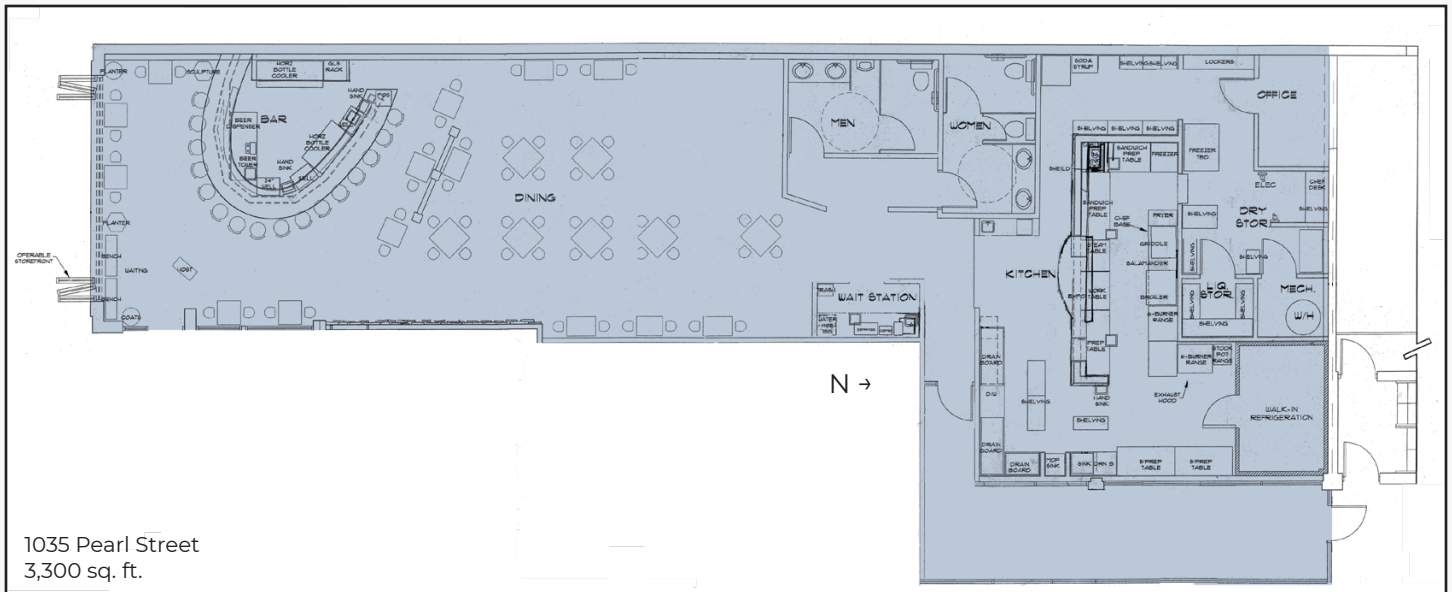
Incredible West Pearl Restaurant Space

Available Space	3,300 sq. ft.
Lease Rate / sq. ft.	\$45.00 NNN \$37.50 NNN
Expenses / sq. ft.	\$20.31**

**Not Including Utilities

- **Highly Competitive Rate Structure with Abated Base Rent Through June 2021 & Additional Incentives for Years 1-4 on Any 10+ Year Qualified Restaurant Deals - Contact Broker for Details**
- Spectacular Restaurant Opportunity in the Hottest Location on Pearl Street's Vibrant West End with Highest Pedestrian Traffic in Boulder
- Wide Storefront That Fully Opens to the Street & the View
- Stylish Modern Finishes, Prominent Curved Bar, Lofty Exposed Ceilings, Open Duct Work, Custom Woodwork & Large Kitchen
- All-Glass, Full-Height Folding Doors Open to Outdoor Patio & Seating Area with Great Natural Light, Fresh Air & Welcoming Ambiance
- 10-Year Lease Required & \$250,000 Includes Turn-Key FF&E
- Additional Storage & 1 Garage Parking Space in Building at Market Rate Plus Use of Short-Term Rear Loading Area

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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