



2015 Pearl Street

Boulder, CO

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Photos & Video Tour



View Map

Premier Downtown East Pearl Retail or Office For Lease - **Major Leasing Incentive**

Available Space	7,928 sq. ft.
Lease Rate / sq. ft.	\$27.50 NNN \$17.00 NNN
Expenses / sq. ft.	\$13.82*

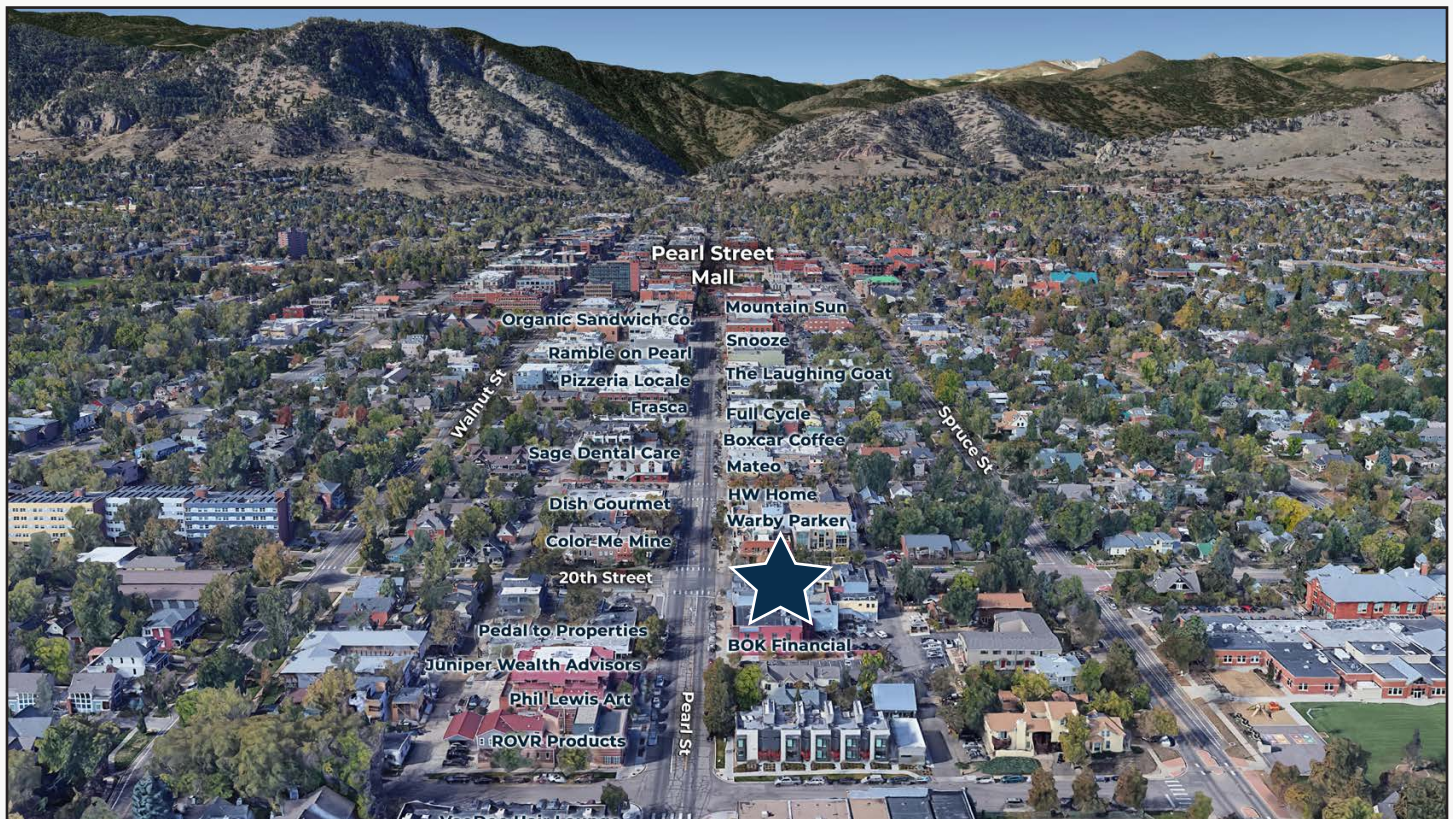
*Not Including Utilities

- **Year 1 Introductory Rate of \$17.00 NNN**
- Absolutely Stunning Space on Pearl at 20th Street with Oversized South-Facing Windows for Brilliant Natural Light & Excellent Visibility, Ideal for Prestigious Retail or Office Uses
- Impeccable Modern Tech-Industrial Design with Magnificent Walls of Glass, Water Wall Feature, Polished Concrete Floors, Soaring Exposed Ceilings with Spiral Ducts, Private Glass-Walled Offices, Conference Rooms, & Work Areas, Break Rooms & Coffee Bars
- Over \$1 Million in Existing Tenant Improvements
- A Range of Demising Options & Sizes Available with Separate Entrances
- East Downtown Location Surrounded by All the Attractions, Restaurants, Coffee Shops & Shopping Pearl Street Has to Offer
- 14 Designated Parking Spaces Available at \$150 / Space / 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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