



CLASS A OFFICE SPACE ON PEARL STREET  
**FOR LEASE**  
1738 Pearl St. Boulder, CO 80302

## PROPERTY HIGHLIGHTS

Introducing premium, Class A office spaces for lease on East End Pearl Street in downtown Boulder, Colorado. This stunning location offers breathtaking views of the iconic Flatirons, creating an inspiring and serene work environment.

East End Pearl Street

Class A office space

Suite 200 fully furnished and move in ready

Smart glass technology

Gold LEED-certified

Single suite or a multi-floor opportunity

On-site parking and bike storage room

Breathtaking Flatiron views



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**NEWMARK**

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# OFFICE SPACE ON PEARL STREET FOR LEASE

1738 PEARL STREET, BOULDER, CO 80302

**NEWMARK**

**Colorado Group**

303-892-1111

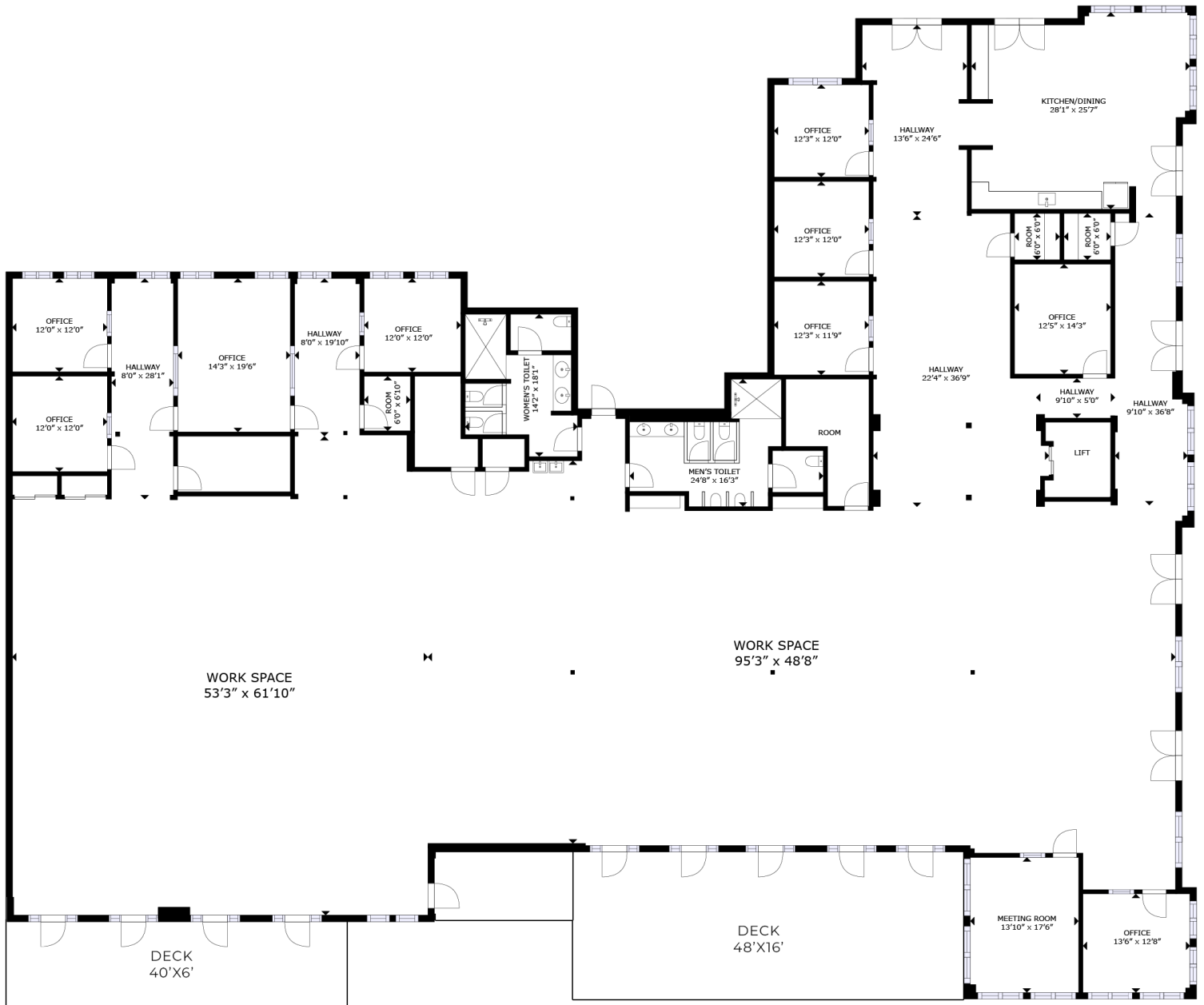
303-449-2131

Suite	SF Available	Lease Rate	Expenses	Matterport Tour
Suite 200	15,068 RSF	\$32.00/RSF NNN	\$20.12/RSF	<a href="#">SUITE 200 MATTERPORT TOUR</a>

Total contiguous available 24,981 RSF

## PROPERTY FLOOR PLANS (not to scale)

### SUITE 200 - 15,068 RSF



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PHOTOS SUITE 200



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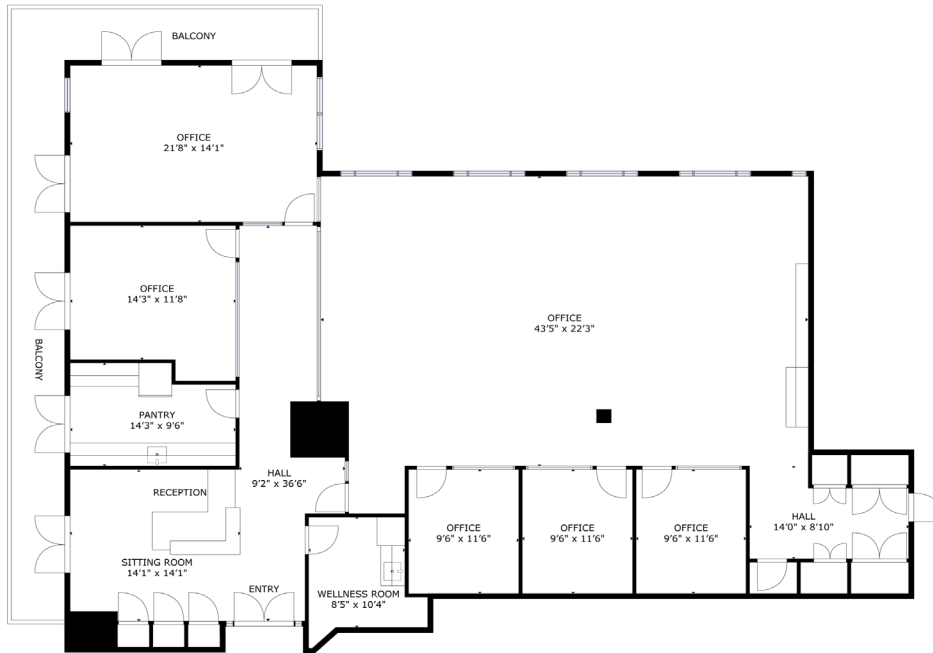
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Suite	SF Available	Lease Rate	Expenses	Matterport Tour
Suite 301	4,801 RSF	\$34.00/RSF NNN	\$20.12/RSF	<a href="#">SUITE 301 MATTERPORT TOUR</a>
Suite 302	5,112 RSF	\$34.00/RSF NNN	\$20.12/RSF	<a href="#">SUITE 302 MATTERPORT TOUR</a>

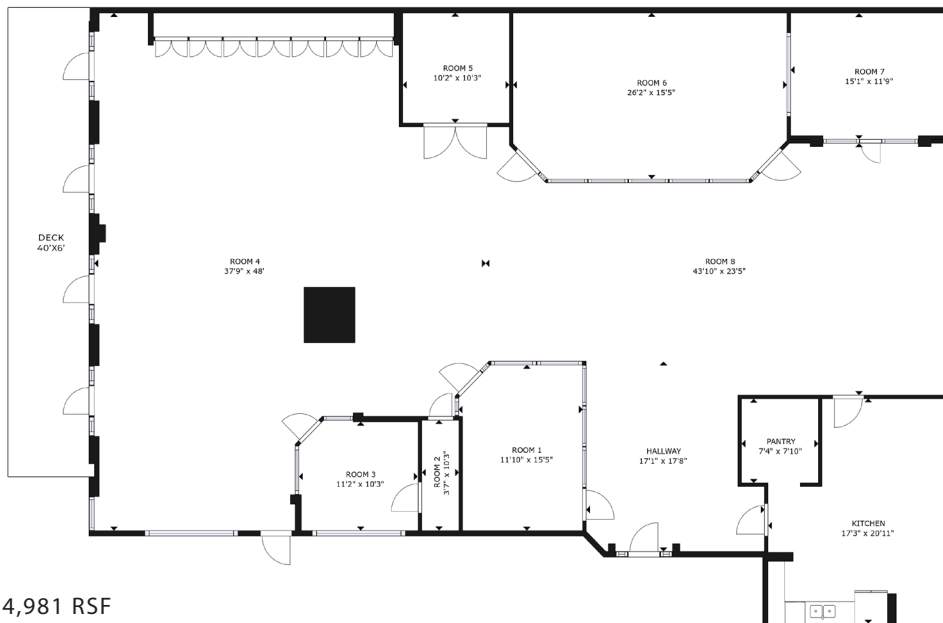
Total contiguous available 24,981 RSF

## PROPERTY FLOOR PLANS (not to scale)

### SUITE 301 - 4,801 RSF



### SUITE 302 - 5,112 RSF



Contiguous available 24,981 RSF

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PHOTOS SUITE 301

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PHOTOS SUITE 302



# OFFICE SPACE ON PEARL STREET FOR LEASE

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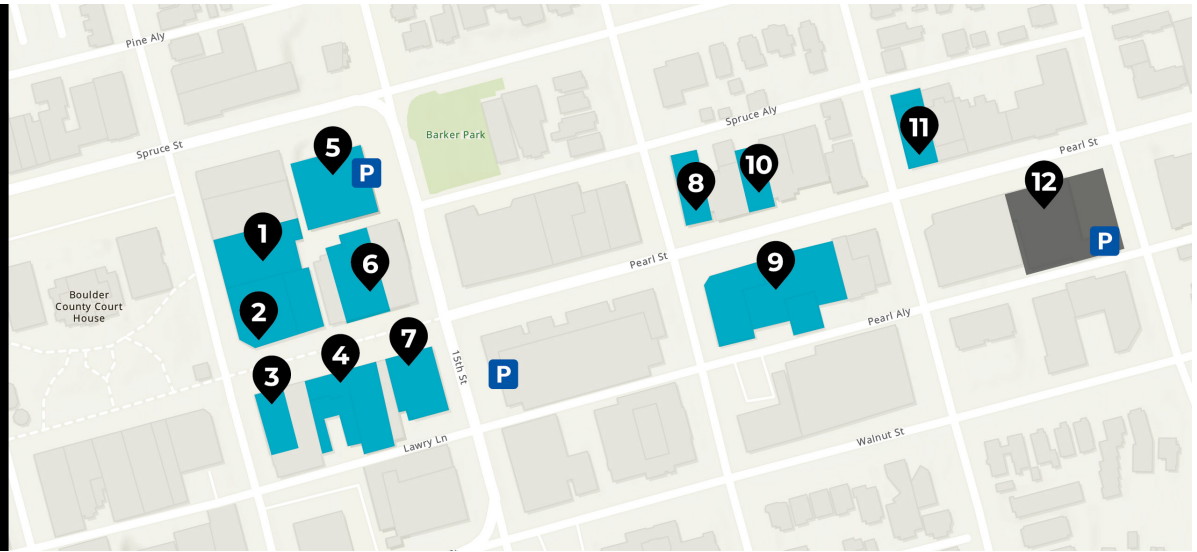
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## PROPERTY LOCATION

### Unico Pearl Street Portfolio Map

1. 2010 14th Street
2. 1401-1421 Pearl Street
3. 1406 Pearl Street
4. 1424-1426 Pearl Street
5. 1434 Spruce Street
6. 1433 Pearl Street
7. 1468 Pearl Street
8. 1601 Pearl Street
9. 1600 Pearl Street
10. 1617 Pearl Street
11. 1701 Pearl Street
12. 1738 Pearl Street

**P** Unico Tenant Parking



Unico's Pearl Street Portfolio is the largest collection of properties on Pearl Street totaling over 325,000 SF. This assemblage of space allows your business to have a unique opportunity to seamlessly scale operations while remaining within the same vibrant location. The Portfolio provides tenants with a 2.2/1,000 SF parking ratio from the parking garages at 15th & Spruce and 1500 Pearl. Situated on the iconic Pearl Street, Unico's tenants enjoy the convenience of being just steps away from all that Boulder has to offer, including vibrant restaurants, trendy shops, and a thriving community.

