

WEST END OFFICE SUITE FOR LEASE

777 PEARL STREET ❖ SUITE 211 ❖ BOULDER, CO 80302

SUITE 211:

1,647 SF

AVAILABLE:

January 1st

BASE RENT:

\$4,323/mo, \$31.50 PSF

NNN:

\$2,099/mo, \$15.30 PSF

(includes all utilities)

JANITORIAL/BLDG ALARM:

\$212/mo (shared among neighbors)

Premier suite at 8th & Pearl in the coveted West End. Part of a CNU award winning mixed use project. Stunning architectural details. Two closing door offices, multiple areas for built-in desks, loft or conference area, private top floor deck with unobstructed views of the Flatirons in the winter. Shared bathrooms and kitchenettes with neighboring tenants. Includes 6 parking spaces at no additional cost. Clients and employees can enjoy a coffee and pastry at Spruce Confections downstairs and visit one of the many nearby Pearl Street restaurants, all within walking distance.



CONTACT HOLLY:
303-447-2786
holly@wlarch.com



**CONTACT HOLLY:
303-447-2786
holly@wlarch.com**



777 PEARL STREET ❖ SUITE 211 ❖ BOULDER, CO 80302