

OFFICE SPACE FOR LEASE

1904 - 1914 Pearl Street, Boulder, CO 80302



1904 - 1914 PEARL



ABOUT THE BUILDING

A must-see, fully renovated, creative tech space in an excellent location providing great visibility, signage and parking, 1904 - 1914 Pearl Street is a hard to find property in Downtown Boulder.

This modern, single story office building is located steps away from all the action that East Pearl Street has to offer while also providing all the wonderful amenities that Downtown Boulder provides just a short walk or bike ride from your door.

- Up to 9,262 SF available for lease
- On-site parking available
- Furniture negotiable
- Estimated Op Ex \$14.50 / SF (includes utilities)

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THE
W.W. Reynolds
COMPANIES

P. 303-442-8687
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1904 - 1914 PEARL ST, BOULDER, CO 80302

OFFICE FOR LEASE



UNIT
1904



RENT
\$34.00 NNN



SIZE
6,502 SF



AVAILABLE
Immediately

SPACE NOTES:

Creative office space featuring modern finishes, updated lighting and polished concrete flooring available for lease. Measuring in at just over 6,500 SF, this light, open floor plan is comprised of a mix of meeting spaces, conference rooms, and open work environment with 48 work stations.



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OFFICE FOR LEASE



UNIT

1910 - 1914



RENT

\$28.00 NNN



SIZE

2,760 SF

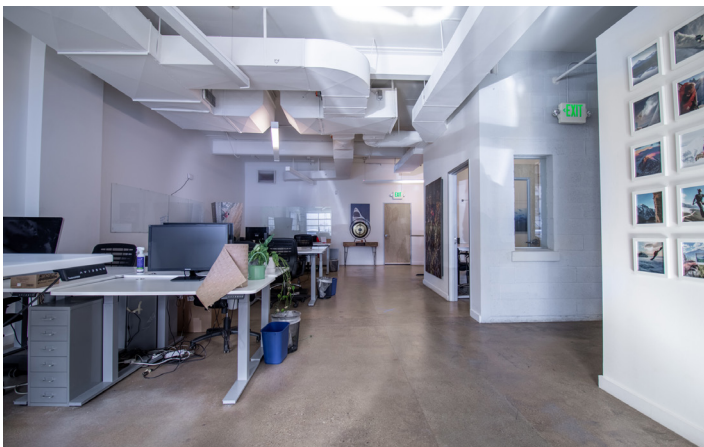


AVAILABLE

Immediately

SPACE NOTES:

This 2,760 SF space features light finishes, polished concrete flooring, and tall, open ceilings. Complete with one private office, two telephone rooms, a conference room and a kitchenette, this space also features two glass roll-up doors providing lots of natural light and air.



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FLOOR PLAN



1910 - 1914 Pearl Street

Size 2,760 SF
Rent \$28.00 NNN
Available Immediately



1904 Pearl Street

Size 6,502 SF
Rent \$34.00 NNN
Available Immediately

PEARL STREET

SPACE NOTES:

Combine both spaces for a total of 9,262 SF

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EAST PEARL



LOCATION NOTES:

Located on the popular East end of Pearl Street, 1904 - 1914 Pearl Street is the best of both worlds. A Pearl Street address with parking. Easily access this property, park in the dedicated lot and enjoy a short walk or bike ride to the many surrounding amenities including shopping, restaurants, breweries and all that Downtown Boulder has to offer.

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