

FOR SALE

BOULDER - COLORADO

Property 2299 Pearl Street / Boulder, CO 80302

List Price	\$5,500,000
Lease Rate	15.00-\$26.10/SF NNN
Expenses	16.57/SF (2026)
Building SF	25,413 / Assessor 24,134 / Rent Roll
Lot SF	18,666 - .4285AC/Assessor
Legal	Lot 2 Whittier Square
City/County	Boulder/Boulder
Zoning	MU-3 and RH-1/FM1 & R6 Use
Year Built	1984
Construction	Wood/Brick Veneer/Concrete
Taxes	185,687.64 / 2025
Parking	23rd St / Spruce City Streets Private 32 spaces
# of Floors	4
Elevator	Yes
Heating/AC	Heat / Hot Water Baseboard Cooling / Forced Air
Utilities	Gas/Electric: Xcel Water: City of Boulder
Updated	March-2026

Remarks

LOCATION - walk to Pearl St mall or 29th St.
Opportunity to buy 24,134 SF Office/Retail Mixed-use building with partial Residential zoning.
Enjoy 32 private parking spaces for tenants during business hours. 4 stories of small offices - areas from 200-2,436 SF with elevator access plus 3 retail suites on south side of entry.
HIGHLIGHTS: NEWER ROOF, AC, BOILER, interior HVAC IMPROVEMENTS, BASEMENT HEATERS, LED LIGHTS

IRWIN & HENDRICK
COMMERCIAL AND INVESTMENT REAL ESTATE

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2299 Pearl Street #400 / Boulder, Colorado 80302

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NOI Calculation / Valuation as of Jul-2026

2299 Pearl St

Boulder, CO 80302

24,124 square feet

	Monthly	Annual
Base Rent	24,523.24	\$ 294,278.88
NNN Expenses	22,655.33	\$ 271,863.96
Total Rent	44,557.40	\$ 566,142.84
Plus Other Income (WIFI)	650.00	\$ 7,800.00
Total Gross Annual Income		\$ 573,942.84
Less NNN Expenses		\$ 271,863.96

NET INCOME \$ 302,079.00
Includes 29.10% vacancy

Valuation Capped at 6% \$5,034,648.00
= \$208.61/sf

Potential Rent from Filling Vacancies (7,022 sf)
Net Income 11,021.38 \$ 132,256.56

POTENTIAL NET INCOME \$ 434,356.00
Includes 0.00% vacancy
Valuation Capped at 6% \$7,238,926.00
= \$299.94/sf

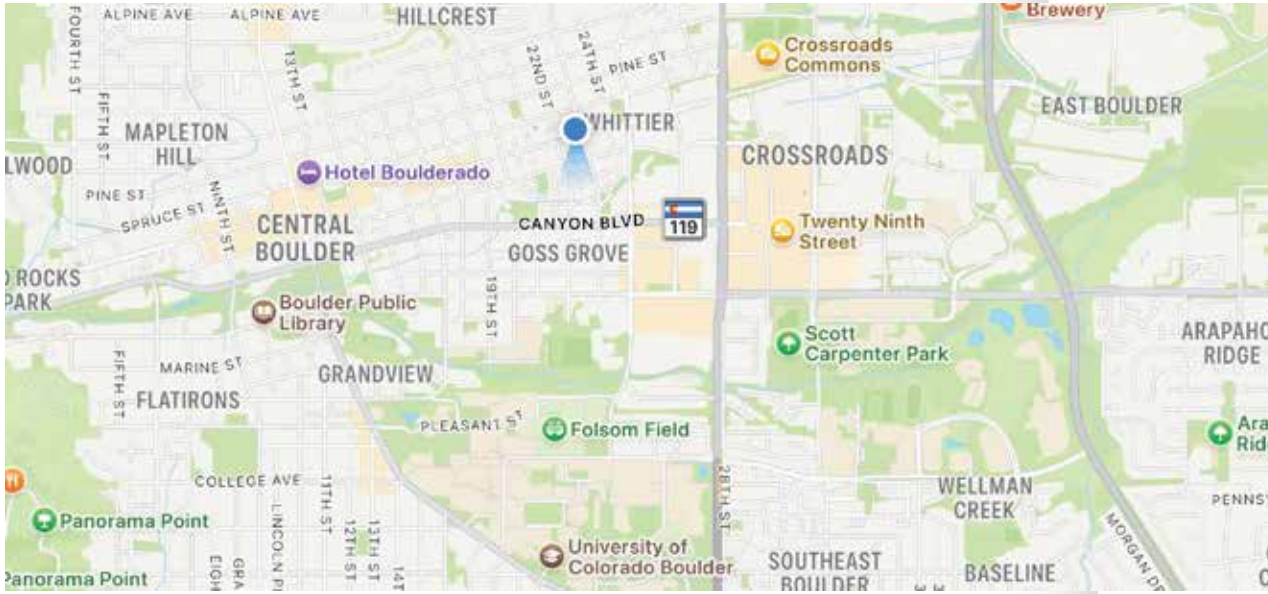
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2299 PEARL ST



Map: 2299 Pearl St. Boulder CO 80302

- Population: Around 5,000–5,074 residents in the Whittier area.
- Median Age: Approximately 30 years (younger than Boulder County overall, influenced by students and young professionals).
- Median/Average Individual Income: Around \$60,000–\$61,000.
- Household Income: Varies; nearby areas show medians from lower (e.g., approx \$30k in parts of Goss-Grove) to higher in owner-occupied sections.
- Housing: Mix of single-family historic/Victorian homes, condos, and rentals. Median home values are high (often \$900k+ in recent data for similar tracts).
- Other Characteristics: Diverse mix including students, families, and long-term residents. Walkable to Pearl Street Mall, with a blend of urban and suburban feel. Nearby Goss-Grove (slight-