



1135 Pearl Street

Boulder, CO

Pearl Street Office Space For Lease - Major Leasing Incentive!

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Property Info & Gallery

View Map

Available Space	3,260 sq. ft.
Lease Rate / sq. ft.	\$9.95 NNN
Expenses / sq. ft.	\$24.25*

**Not Including Utilities*

- **Unbelievable Lease Rate Special For Beautiful Downtown Boulder Office Space!**
- **Year 1 Introductory Rate of \$9.95 NNN, Year 2 Rate of \$14.95 NNN, Year 3 Rate of \$17.95 NNN**
- **Windows Along the West Side of the Space Brings Light Into the Private Offices & Skylights Throughout Offer an Abundance of Natural Light**
- Newly Updated Office Space with Private Offices & Restrooms, Conference Room & Kitchenette
- Many Offices Share an Interior Door - Perfect for Greater Collaboration
- Elegant Finishes Throughout Space
- Prime Pearl Street Location with Proximity to Many Amenities
- Access Controlled
- Please Do Not Disturb Tenants – All Showings Must be Scheduled with the Listing Brokers

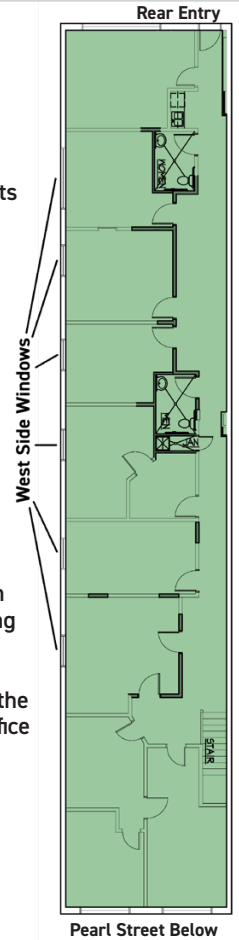
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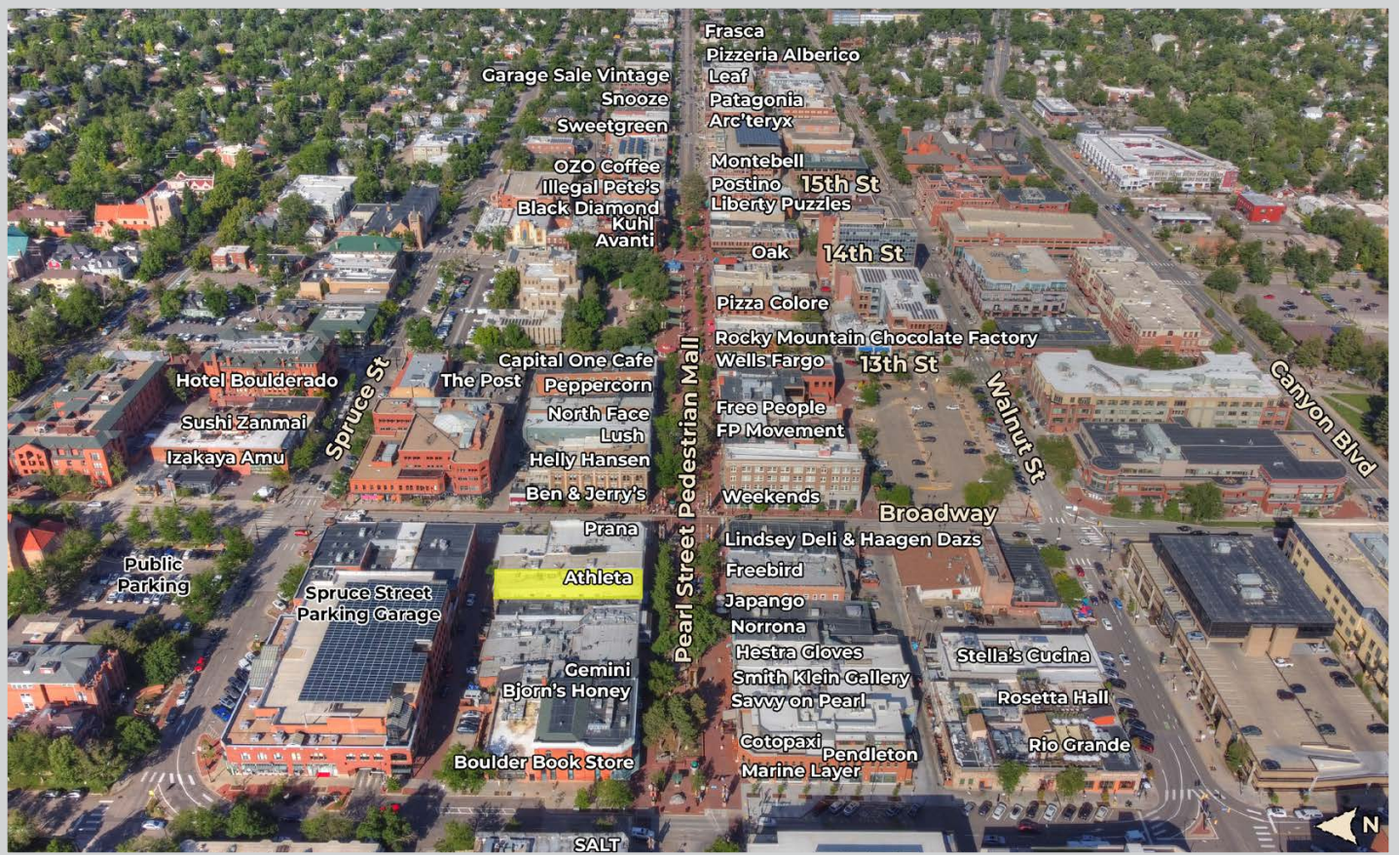
3,260 sq. ft.

- Multiple Skylights Throughout the Space

- Windows in Both Offices Overlooking Pearl Street with Great Views and Large Window in the Northern Most Office



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