

## PEARL STREET RETAIL SPACE FOR LEASE

1320 Pearl Street, Boulder, CO 80302



# THE CARTWRIGHT BUILDING



### ABOUT THE BUILDING

Elevate your business with a very visible retail space available for lease right on the bricks of Pearl Street! Located directly across from the Boulder Courthouse, The Cartwright building is in the thick of it all. Reap the benefits of a Pearl Street address while you relish in an unbeatable location with more foot traffic than you could ever dream of!

- 2,047 square feet available
- Unbeatable Downtown Boulder Location
- High visibility & heavy foot traffic

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THE  
*W.W. Reynolds*  
COMPANIES

P. 303-442-8687  
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1320 PEARL STREET, BOULDER, CO 80302

# SUITE 100W



**SIZE**  
2,047 SF



**RENT**  
\$45.00 NNN



**AVAILABLE**  
February 1, 2025



**OP EX**  
\$17.91 / SF  
(including utilities)

## SPACE NOTES

With excellent visibility, signage and its own front door directly on the bricks of Pearl Street, Suite 100W also consists of a front entry / reception area, three private offices, a kitchen area and an additional point of entry to the suite. Enjoy a building with updated common areas, a rooftop patio and an unbeatable Downtown Boulder location with lots of amenities right outside your door.



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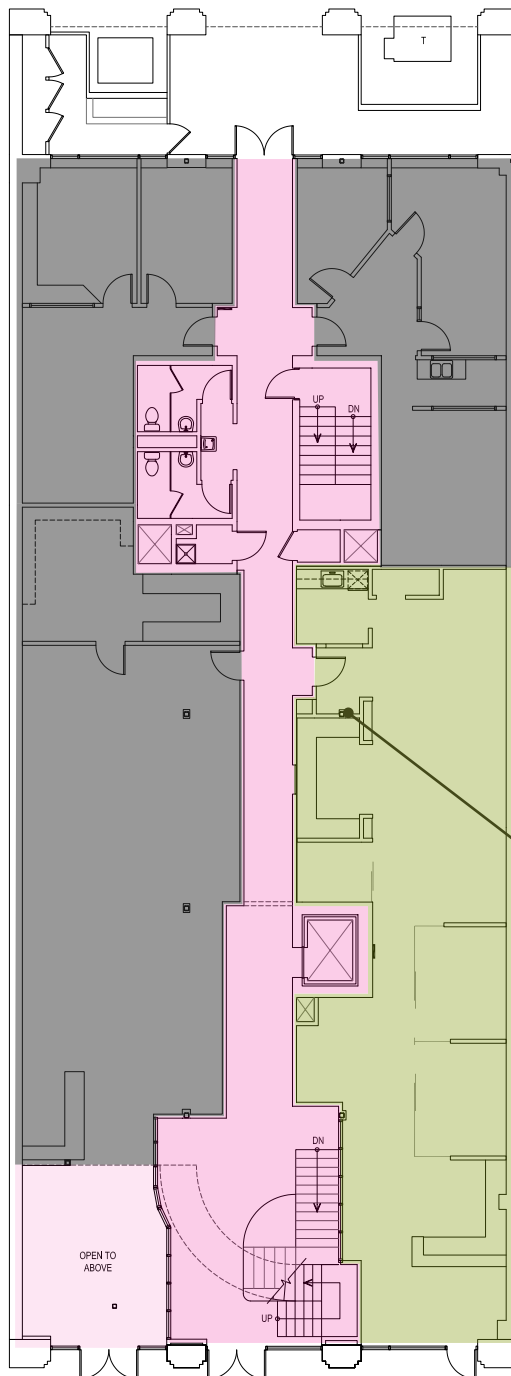


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# FLOOR PLAN



LEVEL 1



<b>Suite 100W</b>	
<b>Size</b>	<b>2,047 SF</b>
<b>Rent</b>	<b>\$45.00 NNN</b>
<b>Available</b>	<b>2/1/2025</b>

- LEASED
- AVAILABLE
- COMMON AREA

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# LOCATION



## LOCATION NOTES:

Located directly on the bricks of the Historic Pearl Street Mall, The Cartwright Building easily provides an unbeatable Downtown Boulder location with all the amenities you could ever dream of just a short walk from your front door.

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