

## PEARL STREET OFFICE SPACE FOR LEASE

1320 Pearl Street, Boulder, CO 80302

# THE CARTWRIGHT BUILDING



### ABOUT THE BUILDING

Office suites available for lease at The Cartwright Building, an office / retail building located on the historic Pearl Street Mall. Situated between 13th and 14th across from the Boulder Court House, this building provides all of Downtown Boulder's fantastic shops and restaurants just steps away from your door.

- Great central Downtown Boulder Location
- Upgraded finishes throughout the building
- Rooftop deck area

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THE  
*W.W. Reynolds*  
COMPANIES

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

# SUITES 232 | 240



## SIZE

2,581 SF\*



## RENT

\$20.00 NNN



## AVAILABLE

Immediately



## EST. OP EX

\$17.91 / SF

(including utilities)

## SPACE NOTES

With a little over 2,500 SF available for lease, suite 232 is comprised of a mix of offices and open area complete with a break room. \*If additional space is needed, adjacent Suite 240 is coming available December 1, 2024 and is comprised of 863 SF for a total of 3,444 SF of contiguous space.



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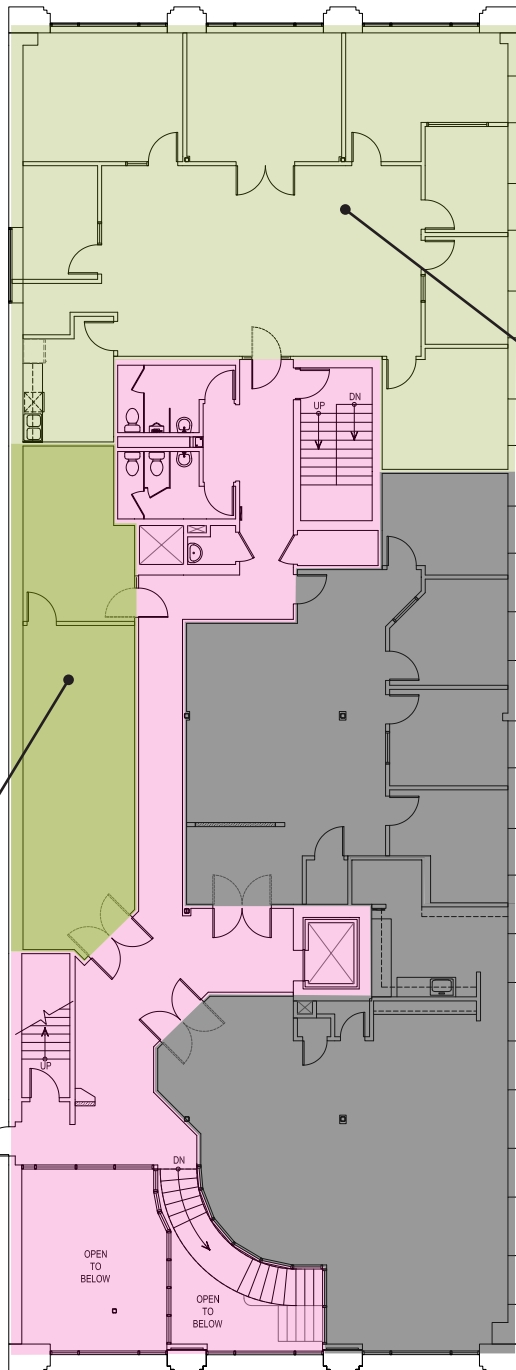


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# FLOOR PLAN



LEVEL 2



<b>Suite 232</b>	
Size	2,581 SF
Rent	\$20.00 NNN
Available	Immediately

<b>Suite 240</b>	
Size	863 SF
Rent	\$15.00 NNN
Available	12/1/2024

- 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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