



1401 Pearl Street
Boulder, CO



Chris Boston, CCIM, MBA
cboston@gibbonswhite.com
(303) 586-5930

Kegan McNutt
kegan@gibbonswhite.com
(303) 586-5929

www.gibbonswhite.com

Property Info & Gallery

View Map

Lower-Level Retail Space on Pearl Street

Available Space	3,990 sq. ft.
Lease Rate / sq. ft.	Negotiable
Expenses / sq. ft.	\$20.52*

*Not Including Gas & Electric

- Lower-Level Retail Space Below Avanti
- Ideal Location for Cocktail Club, Speakeasy, Live Music Venue, Pool Hall, Nightlife Destination & More
- Elevator Access
- Entrance Along 14th Street
- Existing Restrooms Within the Premises
- Great Neighboring Tenants Including: Avanti, Oak, Postino, Illegal Pete's, Black Diamond, POC Sports, Montbell & Many Others
- Managed Locally by Unico Properties LLC - Known for Its Commitment to Delivering Top-Tier Customer Service & Building Quality



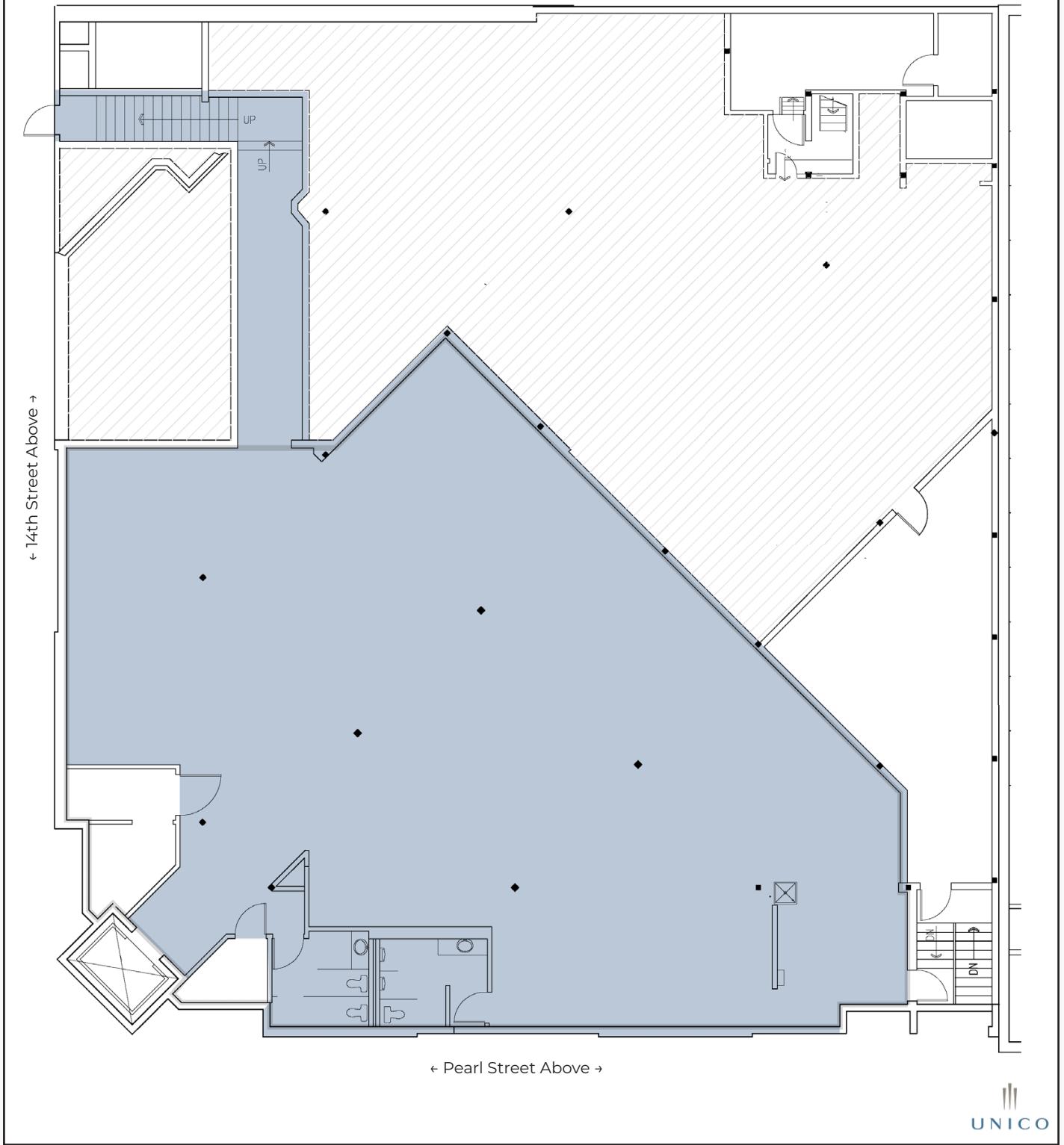
The information included has been obtained from sources believed reliable. While we do not doubt the accuracy of the information, it has not been verified and no guarantee, warranty, or representation is being made.



2305 Canyon Blvd, Suite 200, Boulder, CO 80302 - (303) 442-1040

© 2022 Gibbons-White, Inc.

1401 Pearl Street



The information included has been obtained from sources believed reliable. While we do not doubt the accuracy of the information, it has not been verified and no guarantee, warranty, or representation is being made.



#1 Best Place to Live
and Work in America

- Powerlytics

"America's Startup Capital"

- INC.

The #1 Happiest City in America

- Forbes



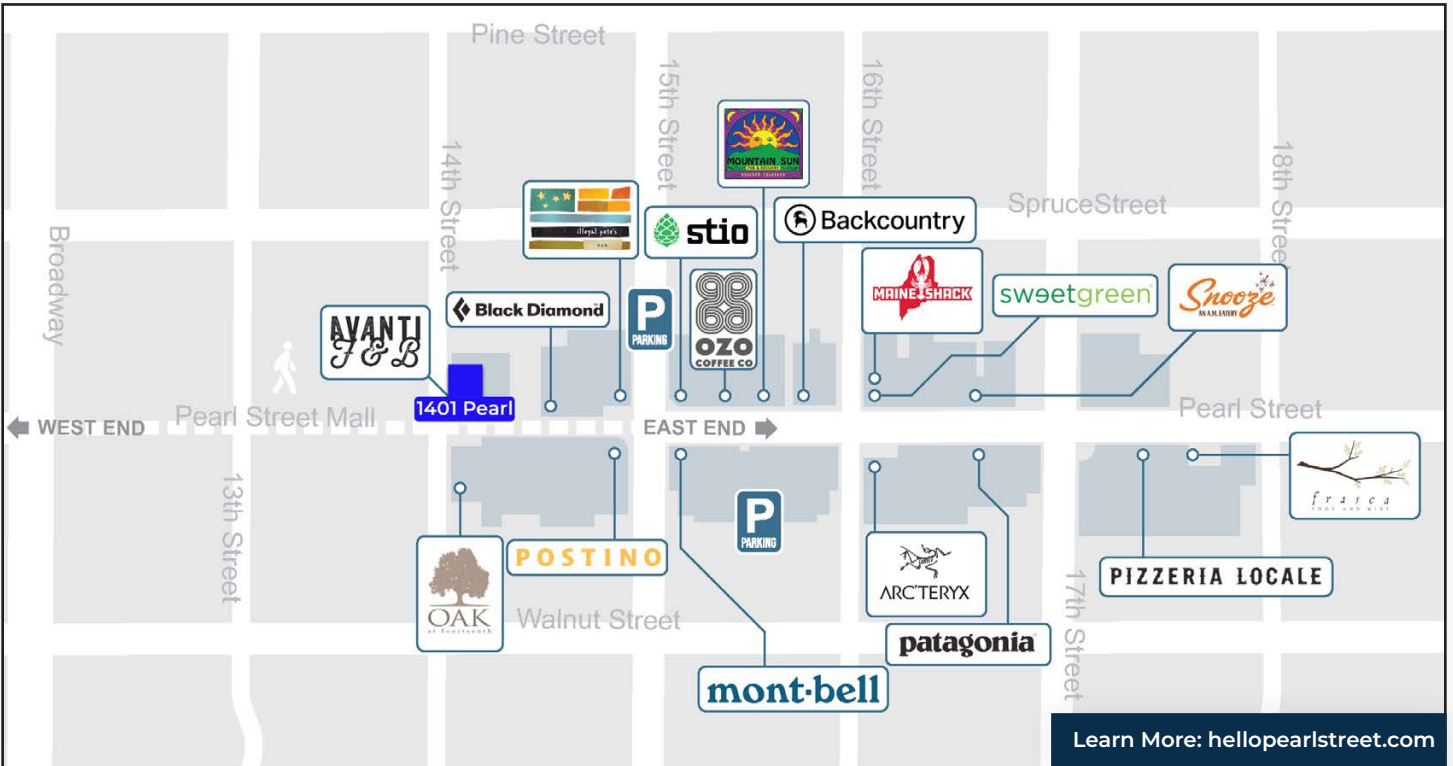
The information included has been obtained from sources believed reliable. While we do not doubt the accuracy of the information, it has not been verified and no guarantee, warranty, or representation is being made.



Avanti



Black Diamond



Learn More: hellopearlstreet.com



Snooze



Frasca



The information included has been obtained from sources believed reliable. While we do not doubt the accuracy of the information, it has not been verified and no guarantee, warranty, or representation is being made.