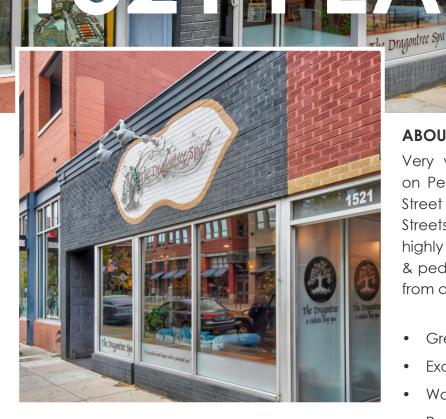
## PEARL STREET RETAIL SPACE FOR LEASE 1521 Pearl Street, Boulder, CO 80302



#### ABOUT THE BUILDING

Very visible retail space available for lease on Pearl Street. Reap the benefits of a Pearl Street address, located between 15th & 16th Streets, just a half a block from the bricks. This highly desirable location gets tons of vehicle & pedestrian traffic and is located steps away from all that Downtown Boulder has to offer.

- Great Downtown Boulder location
- Excellent visibility & signage
- Warm, cozy finishes throughout
- Parking available

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P. 303-442-8687 www.wwreynolds.com

# 1521 PEARL STREET, BOULDER, CO 80302 DETAILS









AVAILABLE 18 Immediately **EST. OP EX** \$15.58 / SF (including utilities)

## **SPACE NOTES:**

Comprised of just over 3,500 SF and currently built out for a day spa, this well located space could also be transformed into a therapy spa or other retail space.





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# 1521 PEARL STREET, BOULDER, CO 80302





### **LOCATION NOTES:**

With adjacent neighbors like OZO Coffee, Mountain Sun Brewery, Art + Soul & more, 1521 Pearl Street boasts a highly visible location just a half block off the bricks of the Historic Pearl Street Mall. This fantastic Downtown Boulder location easily provides both high vehicular and pedestrian traffic.

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