

## PEARL STREET RETAIL SPACE FOR LEASE

1521 Pearl Street, Boulder, CO 80302



# 1521 PEARL



### 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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THE  
*W.W. Reynolds*  
COMPANIES

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# DETAILS



**SIZE**  
3,583 SF



**RENT**  
\$34.00 NNN



**AVAILABLE**  
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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# LOCATION



## 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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