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PROPERTY HIGHLIGHTS

This 1,556 RSF charming office space is steps from the West Pearl district of Downtown Boulder, with a wide variety of restaurants, shops, and virtually unlimited amenities. Currently, this adjacent section of Pearl Street has been closed to auto traffic and is a thriving pedestrian mall, with outdoor tables and plenty of space for consumers to take advantage of all the area has to offer. Located on 10th Street, this classic brick building houses 2 tenants - Cedar & Hyde Mercantile on the first floor and this available office space on the second floor. Beautifully finished and ready for move-in!

- 4 private offices
- Conference room
- Sunroom with 3 walls of windows
- Access from the front of the building on 10th or back staircase
- The West End neighborhood
- Phenomenal amenities close by

Suite B:	1,556 RSF
Available:	Immediately
Lease Rate:	Negotiable NNN
Expenses:	\$20.33 - Utilities not included

DISCLAIMER: The information contained in this brochure has been obtained from sources we believe to be reliable. However, while we have no reason to doubt the accuracy of the information, it is important for you to understand that we have not verified the accuracy or completeness of the information and, therefore, do not make any guarantees, warranties or representations regarding the accuracy and completeness of the information provided. It is your responsibility to verify and confirm the accuracy and completeness of the information contained herein. The tenant, buyer, seller and/or landlord should not rely on the information contained in this brochure but instead should independently verify the permitted use and zoning of the property him or herself. The zoning link is for initial informational purposes only.

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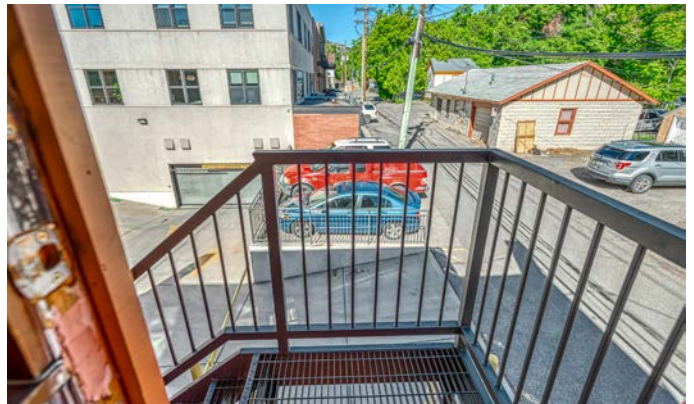
2ND FLOOR OFFICE AVAILABLE FOR LEASE

URBAN CHIC AT 10TH & PEARL

Colorado
Group

2017 10TH STREET, SUITE B, BOULDER, CO 80302

PROPERTY PHOTOS



The Colorado Group, Inc. | 3434 47th St, Suite 220, Boulder, CO 80301 | 303-449-2131 | www.coloradogroup.com

* For a complete disclaimer, please see page one of this brochure.

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PROPERTY **FLOOR PLAN**



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PROPERTY LOCATION



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