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### PROPERTY HIGHLIGHTS

**This top tier, 3rd floor Class A Office Condo is located on the West End of Pearl where opportunities to own a premier office condo like this are rare in the market.**

- 3rd floor Private Deck with amazing views
- 5 private offices with operable windows
- Large, bright conference room with wall of windows
- Kitchen and reception area
- Restrooms in suite
- Secure lobby with private elevator
- Unique, high-end details and finishes

<b>Sale Price:</b>	\$1,537,500 (\$615/SF)
<b>Suite 300:</b>	2,500 SF*
<b>Lease Rate:</b>	Negotiable NNN
<b>Expenses:</b>	\$21.35/RSF (Estimate)
<b>Available:</b>	Immediately
<b>OA Dues:</b>	\$1,732.01
<b>Parking:</b>	2 Deeded spaces - 3rd Space available at \$350/month
<b>Taxes:</b>	\$33,038.14

\* Per Boulder County Assessor

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.

### CONTACT US

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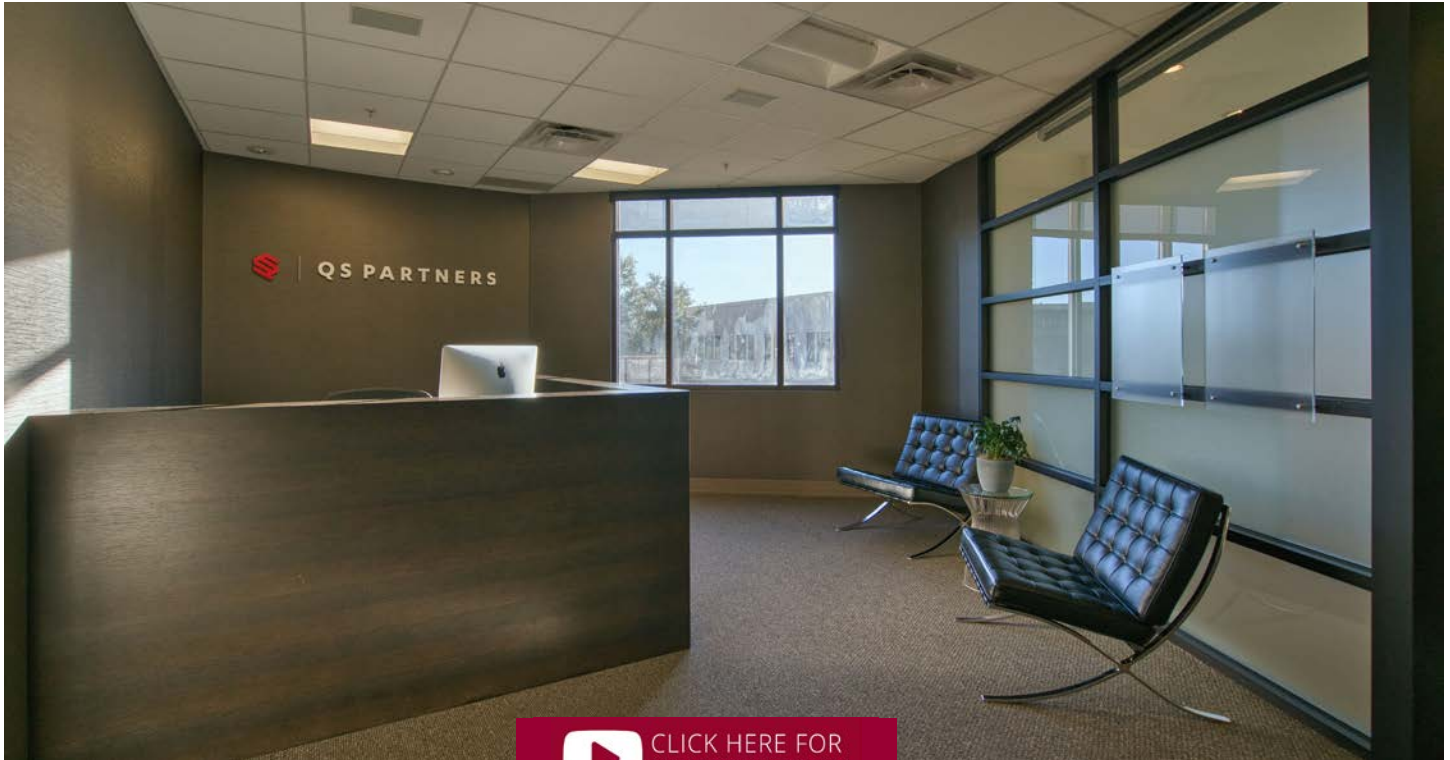
**The Colorado Group, Inc**  
3434 47th St, Suite 220  
Boulder, CO 80301  
303.449.2131  
www.coloradogroup.com

# CLASS A PENTHOUSE OFFICE CONDO FOR SALE OR LEASE - WEST PEARL IN BOULDER

Colorado  
Group

900 WEST PEARL STREET, BOULDER, CO 80302

PROPERTY **PHOTOS**



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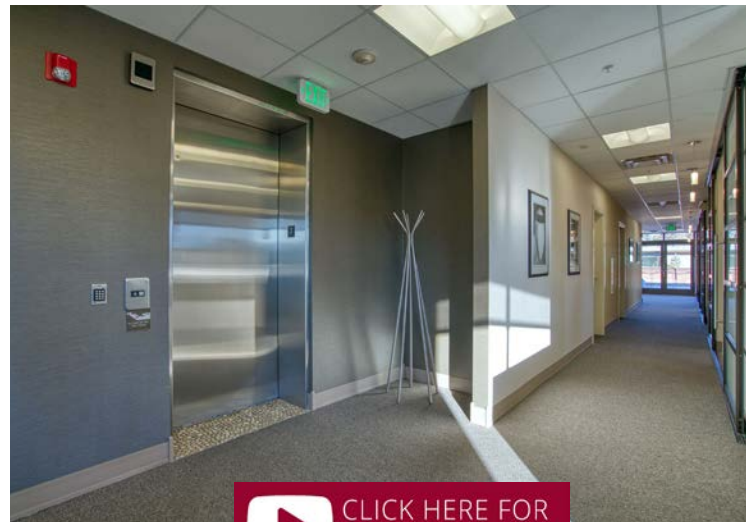
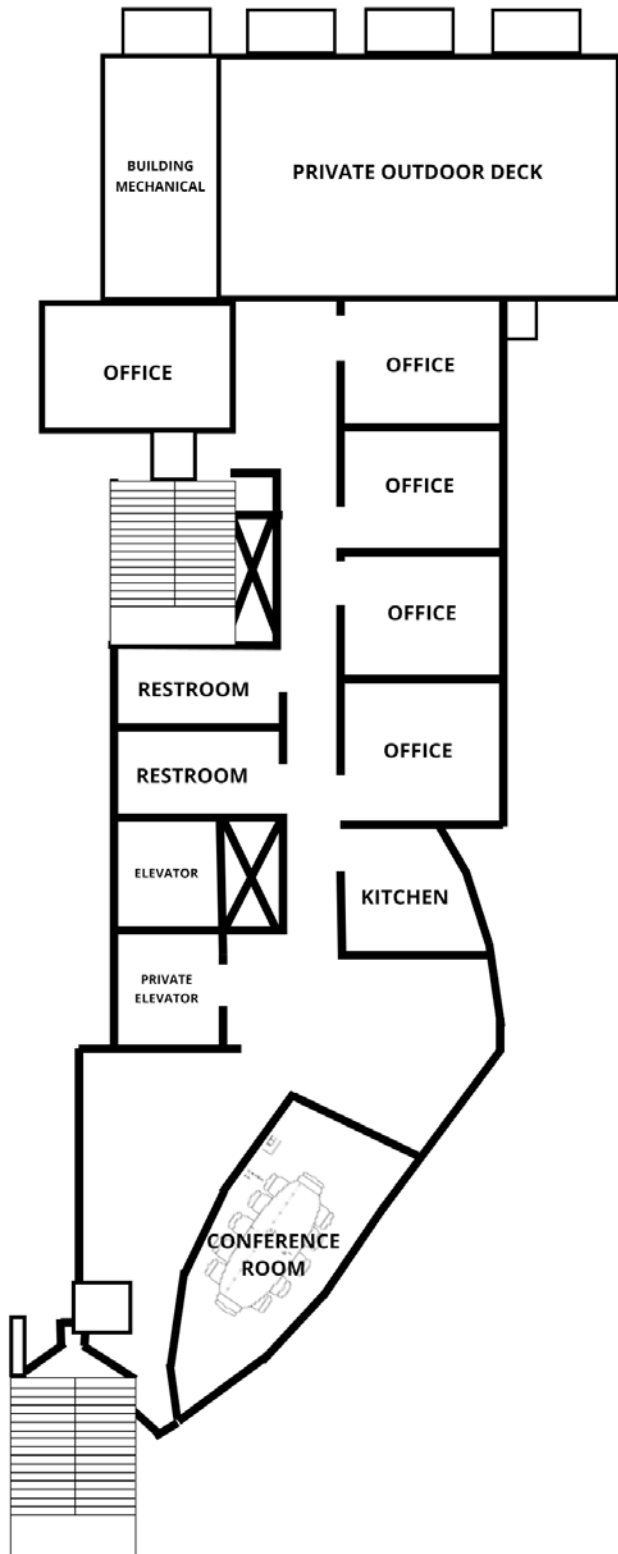
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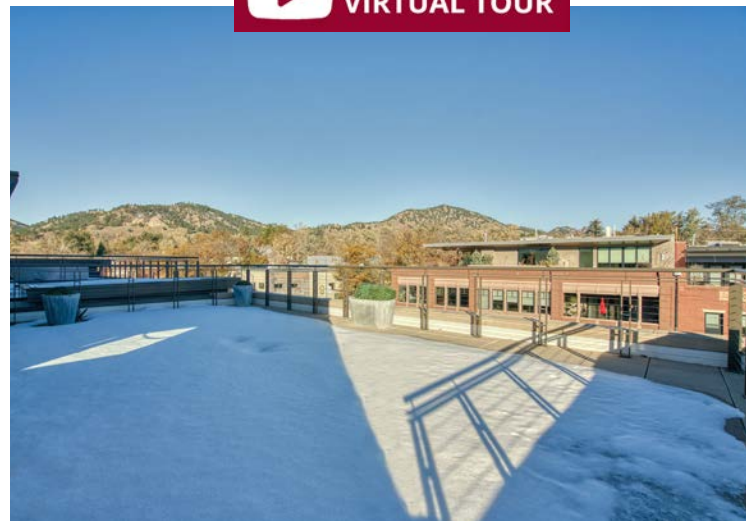
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## PROPERTY FLOOR PLAN



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## PROPERTY LOCATION

**DAIKON**   **HAVEN**   **OZO COFFEE COMPANY**  **BILLABONG**

**FRANK'S CHOPHOUSE**  **ST JULIEN**  
BOULDER'S HOTEL & SPA

**Eureka!**  **JAX Fish House & OYSTER**  **CENTRO**  
MEXICAN KITCHEN  **bartaco**  **FJALLRAVEN KANKEN**  **BURTON**



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