

PROPERTY HIGHLIGHTS

This space is exactly what you think of when wanting a retail space on Historic Pearl Street. Located next to **Shoe Fly** and **Topo Designs** on the West End, this space has beautiful rustic hardwood floors, embossed tin ceiling tiles and exposed brick walls fusing cool modern with historic charm. Plus, you have a lower level basement that is perfect for storing all your backstock.

Parking: 1 on-site parking space is available for \$180/month.

Give us a call to tour this well-located, functional space!

- Excellent walk-by traffic
- Beautiful exposed brick walls
- Basement storage (869 RSF)
- 62,152 Pedestrians on a typical week**
- Near restaurants
- Near bus routes
- Near bike routes

** Source: Motionloft

Available SF:	1,485 RSF
Lease Rate:	\$45.00/RSF NNN
2020 Est. Operating Expenses:	\$19.85/RSF
Total Estimated Monthly Payment:	\$9,462.66*
Available:	June 1, 2020

* The Estimated Monthly Payment includes 869 RSF Basement Storage Space which tenant is required to pay at NNN expense rate of \$19.85/RSF

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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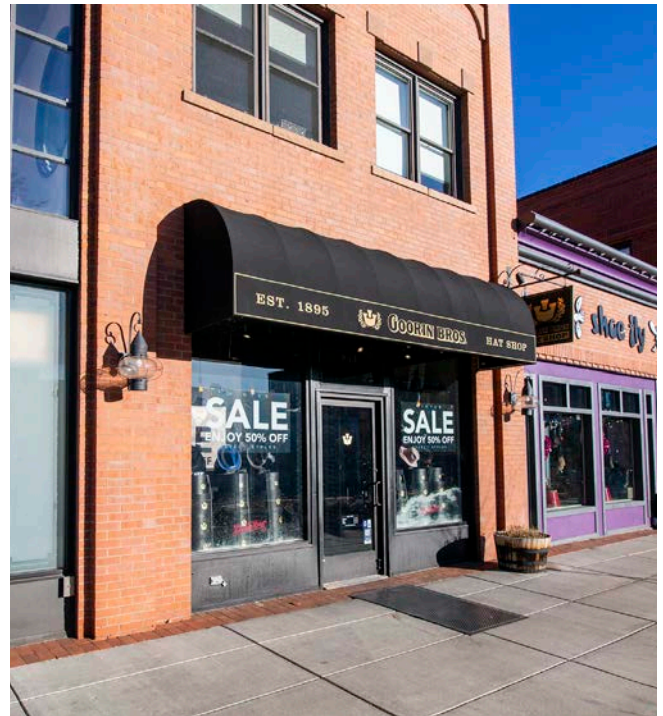
The Colorado Group, Inc
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RETAIL SPACE FOR LEASE ON THE WEST END OF PEARL STREET

Colorado
Group

943 PEARL STREET, BOULDER, CO 80302

PROPERTY **PHOTOS**



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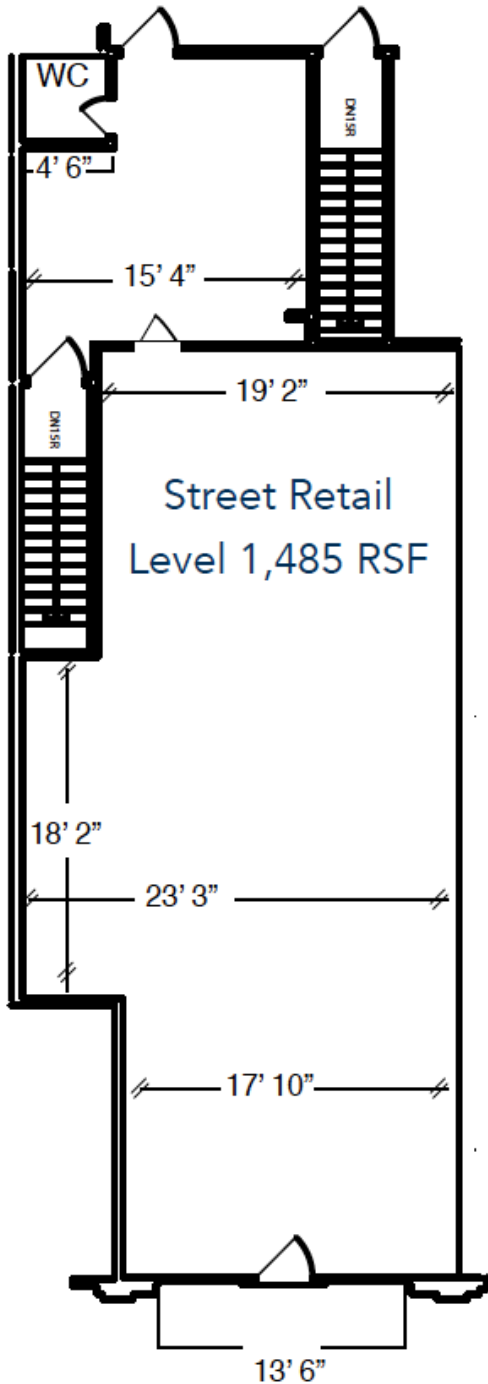
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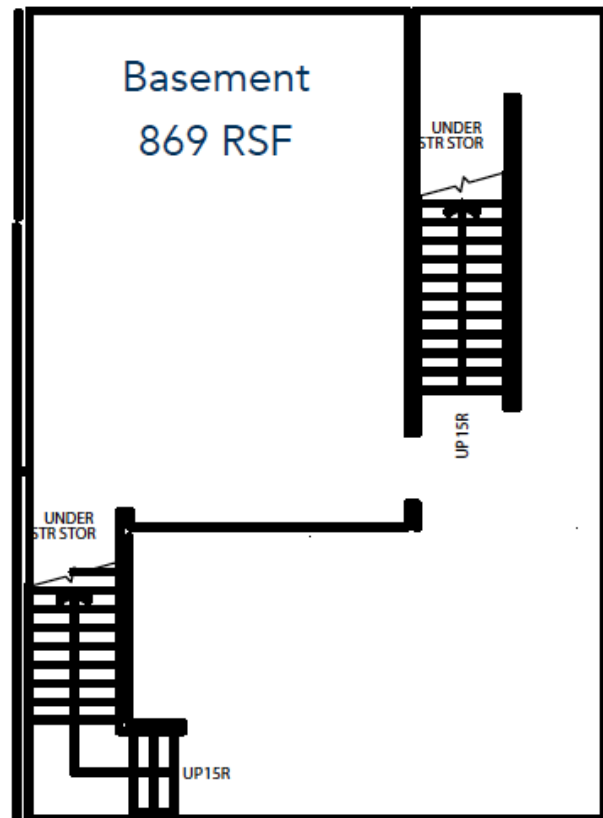
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PROPERTY FLOOR PLAN



943 Pearl Street

Street Level Retail	1,485 RSF
Basement Level	869 RSF
Total	2,354 RSF



Plan Not to Scale

Pearl Street

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PROPERTY LOCATION



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