



### PROPERTY HIGHLIGHTS

**Having problems finding parking on Pearl Street?** Look no further! This modern downtown office space offers four designated parking spaces! In addition to the parking this space offers great natural light, exposed ceilings, a shower and great access to all of Historic Pearl St. Mall's amenities.

- 4 parking spaces available
- Modern finishes
- Showers
- Location!
- Near restaurants
- Near bus routes

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<b>Available SF:</b>	2,514 RSF
<b>Lease Rate:</b>	\$28.00 - \$30.00/RSF NNN
<b>Expenses(Est.):</b>	\$18.97/RSF (includes utilities)
<b>Lease Term:</b>	1-5 Years
<b>Parking:</b>	4 spaces
<b>Zoning:</b>	BMS

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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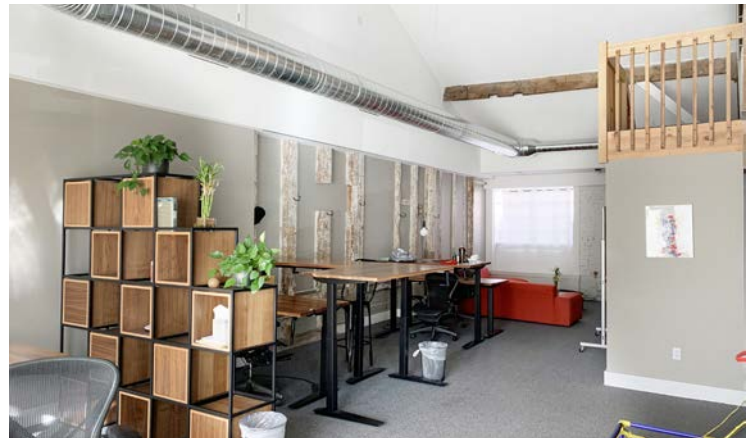
# OFFICE/RETAIL SPACE FOR LEASE

## HISTORIC PEARL STREET

Colorado  
Group

1990 8th STREET, BOULDER CO 80302

PROPERTY **PHOTOS**



The Colorado Group, Inc. | 3434 47th St, Suite 220, Boulder, CO 80301 | 303-449-2131 | [www.coloradogroup.com](http://www.coloradogroup.com)

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

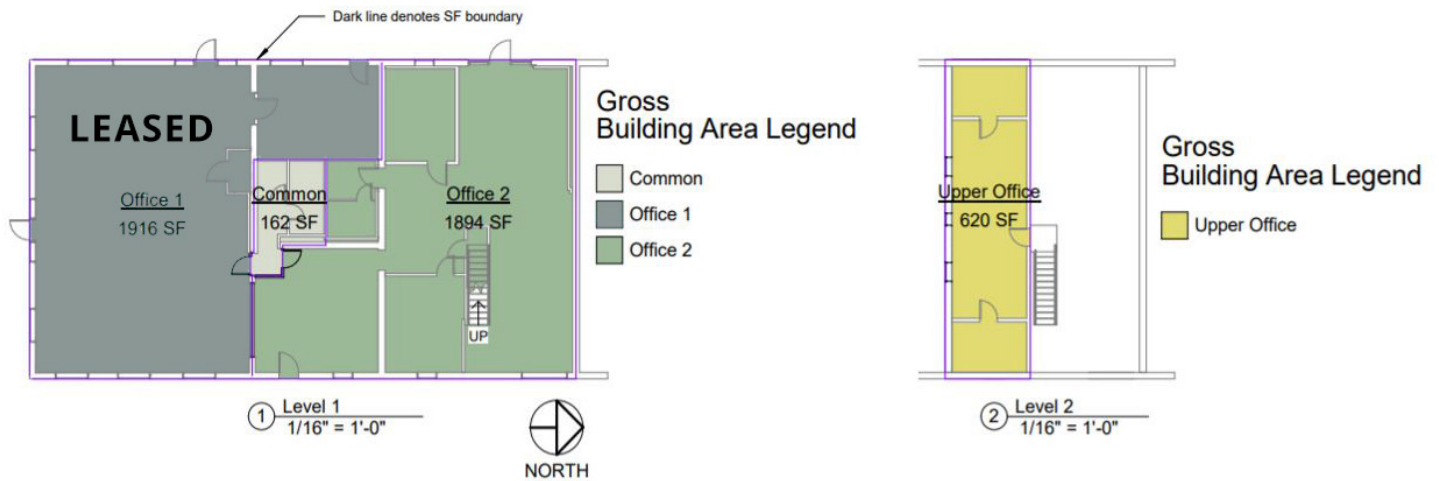
# OFFICE/RETAIL SPACE FOR LEASE

## HISTORIC PEARL STREET

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### PROPERTY FLOORPLAN



### PROPERTY LOCATION



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