



MOVE-IN READY PROFESSIONAL OFFICE

1136 PEARL STREET
BOULDER, CO 80302

PROPERTY HIGHLIGHTS

Incredible opportunity for up to 4,772 square feet at Pearl and Broadway on the bricks! Located above Japango, Suite 200 is 4,041 square feet and may be leased with two additional individual offices of 299 SF and 432 SF. There is plenty of natural light, exposed brick finish, shared conference room, common area kitchen, break area, and restrooms, with up to 3 on-site parking spaces. Don't miss this rare opportunity to lease this incredible office space at "main and main" in Boulder!!

- Mix of private and open space
- Secured entrance
- On-site parking (3 spaces)
- Private & common area restrooms/break area
- High ceilings
- Natural light, windows on Pearl St. Mall

Suite 200	4,041 RSF
Suite 300-400	Available with full floor lease
Available	Immediately
Lease Rate	Negotiable NNN
Expenses (Est)	\$19.69/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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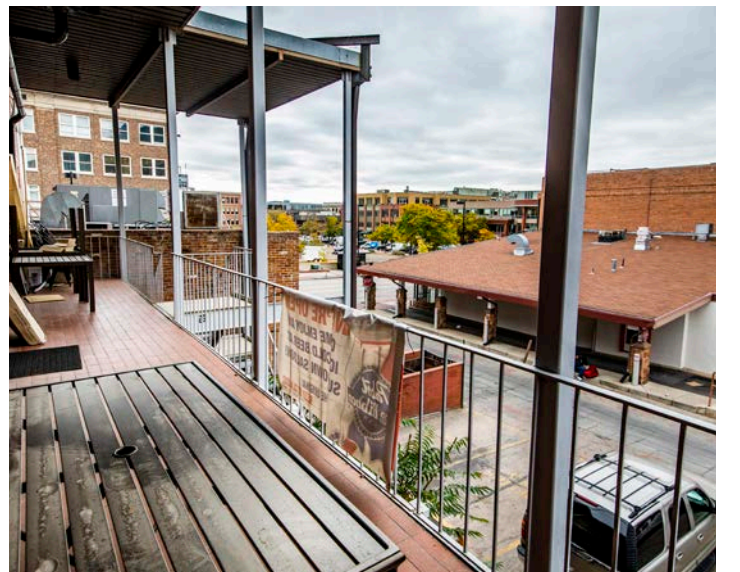
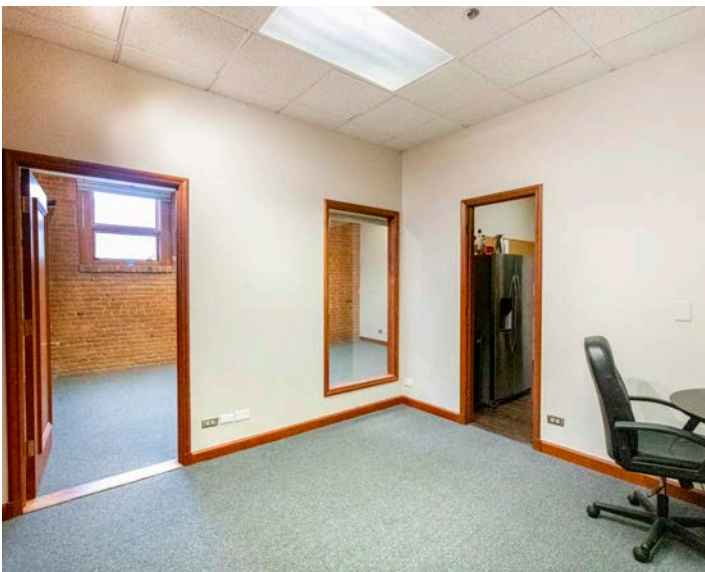
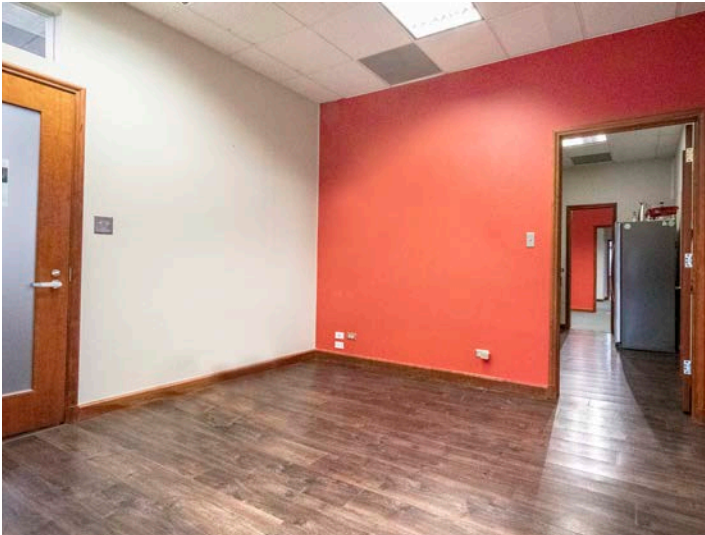
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PROFESSIONAL OFFICE SPACE FOR LEASE

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PROPERTY PHOTOS



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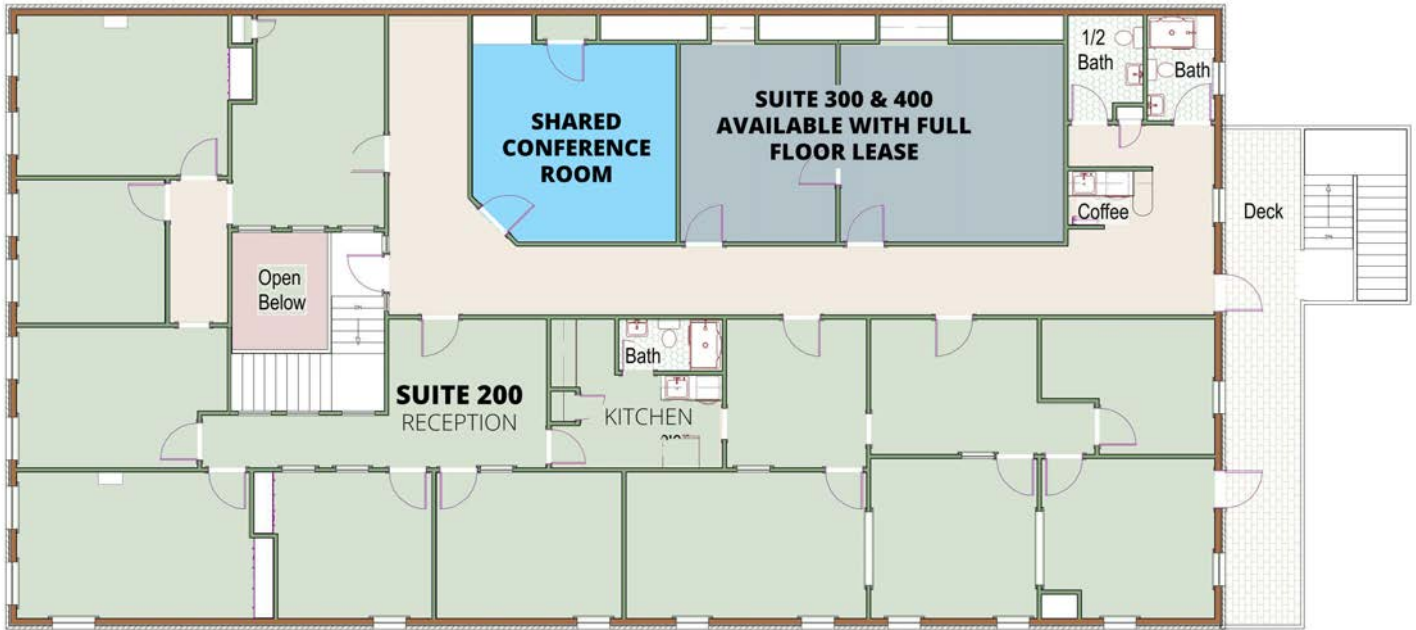
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PROPERTY FLOOR PLAN



PROPERTY LOCATION



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