

PEARL OFFICE SPACE FOR LEASE

929 PEARL STREET #225
BOULDER, CO 80302



PROPERTY HIGHLIGHTS

If you had to choose between an office on Pearl, natural light, a modern space, and...wait! We almost forgot - you don't need to choose because this space has all of the above. Say hello to a completely new interior featuring a mix of private offices as well as open workspace, a reception area, and outstanding natural light. An office that checks off everything on your list AND is on Pearl Street won't come around again, which is why we think you should act fast, like really, really fast. It's almost not fair to the other offices out there.

- Undergoing interior renovations in 2022
- Tons of natural light
- Common area includes a large-screen TV
- Wi-fi connections in all common areas
- Large kitchen and Espresso bar in the common area
- Solar Panels - energy savings passed through to Tenants
- Mix of private offices & open space
- Showers and lockers
- Shared conference room with state-of-the-art technology
- Outdoor work terrace/patio overlooking the West End of Pearl Street

Suite 225	4,045 RSF
Available	Q4 2022
Lease Rate	Negotiable
Expenses (Est)	\$23.00 RSF (2022 Estimate)
Parking	Negotiable
Zoning	DT-3

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. Licensed in the State of Colorado.

CONTACT US

Scott Crabtree, MBA LEED® AP
Broker Associate
303.449.2131 ext 125
crabtree@coloradogroup.com

Liz Amaro
Broker Associate
303.449.2131 ext 136
liz@coloradogroup.com

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

A property of:



OFFICE SPACE FOR LEASE

929 PEARL STREET, BOULDER, CO 80302

Colorado
Group

SUITE RENDERINGS



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.

OFFICE SPACE FOR LEASE

929 PEARL STREET, BOULDER, CO 80302

Colorado
Group

COMMON AREA PHOTOS

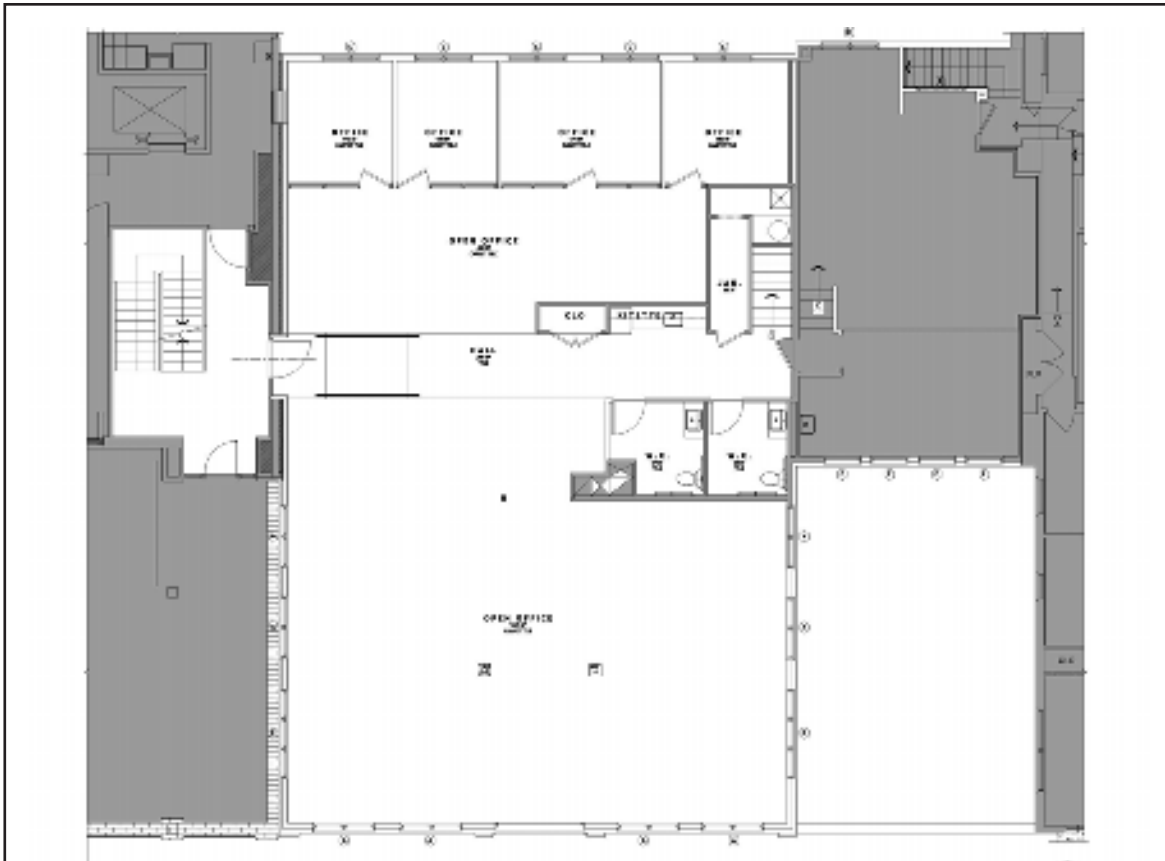


OFFICE SPACE FOR LEASE

929 PEARL STREET, BOULDER, CO 80302

Colorado
Group

PROPERTY FLOOR PLAN



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.

OFFICE SPACE FOR LEASE

929 PEARL STREET, BOULDER, CO 80302

Colorado Group

PROPERTY LOCATION



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.