



TURN-KEY RESTAURANT SPACE FOR LEASE

921 PEARL STREET
BOULDER, CO 80302

PROPERTY HIGHLIGHTS

Restaurant space on the sunny north side of Pearl Street with exposure to 62,152 Pedestrians* on a typical week. Tell your friends how good you look in that full-page spread of your favorite food and beverage magazine - when you have the hottest restaurant on the bricks of Pearl Street. An excellent opportunity for anyone with a passion for the brewing industry or a Boulder eatery needing new premier space. This genuinely plug-and-play location offers a contemporary, modern, urban feel - with biking, walking paths, and bus routes surrounding. Call now to see how this layout and location will easily fit your eat-in or take-out dining.

- Existing restaurant infrastructure includes:
- Furniture, tables (including patio)
 - TVs, speakers
 - Coolers/refrigerators
 - Range, fryers, grill, skillet, dishwasher, racking, sinks
 - even the silverware!
 - Dedicated outdoor patio on Pearl Street
 - Alley access for delivery
 - Century Link & Comcast Fiber available
 - Shared restrooms with clean, modern finishes
 - Parking: Available (negotiable)
 - Pearl Street between 9th & 11th is now a pedestrian walkway

1st Floor	4,525 RSF
Available	Immediately
Lease Rate	Negotiable
Expenses (Est)	\$23.63/RSF
Zoning	DT-2

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

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A property of:



TURN-KEY RESTAURANT WITH OUTDOOR DINING
921 PEARL STREET, BOULDER, CO 80302

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PROPERTY **PHOTOS**



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.

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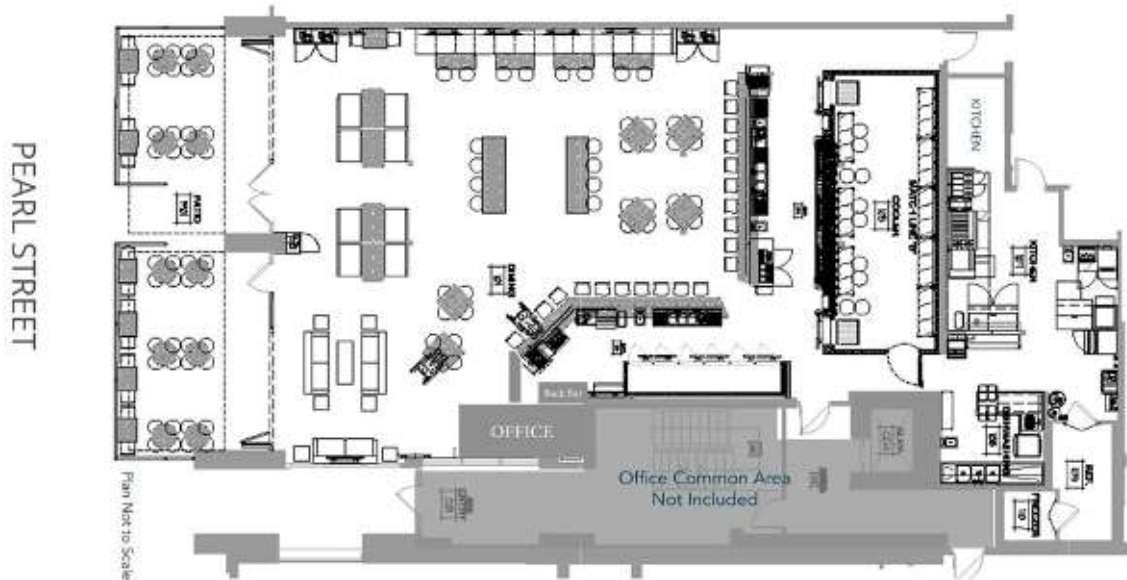
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PROPERTY FLOOR PLAN



PROPERTY LOCATION



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