



## 2ND FLOOR OFFICE SPACE FOR LEASE

1425 PEARL STREET  
BOULDER, CO 80302

### PROPERTY HIGHLIGHTS

**Do not miss your opportunity** to Lease this newly updated, high-end office suite located right on the bricks of Pearl Street Mall! This second floor suite has 3 private offices with large windows providing tons of natural light, 2 private bathrooms, a kitchen, and a large conference room (excuse me...“ping pong room”). Don’t forget about the shared outdoor common area for lunches, meetings, or to simply to take in that fresh mountain air on a sunny Boulder day.

**The Suite is right above the Pedestrian Shop** and is within walking distance of... well, everything you could possibly want. Walk right out your front door to access restaurants, shops, bus stops, bike lanes, parking garages, banks...it’s all here. Both private offices offer great views and good juju. Let us show you this space!

<b>2nd Floor</b>	2,550 RSF
<b>Available</b>	September 2022
<b>Lease Rate</b>	\$30.00/RSF NNN
<b>2022 Expenses</b>	\$19.55/RSF (estimated)

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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## PROPERTY PHOTOS



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

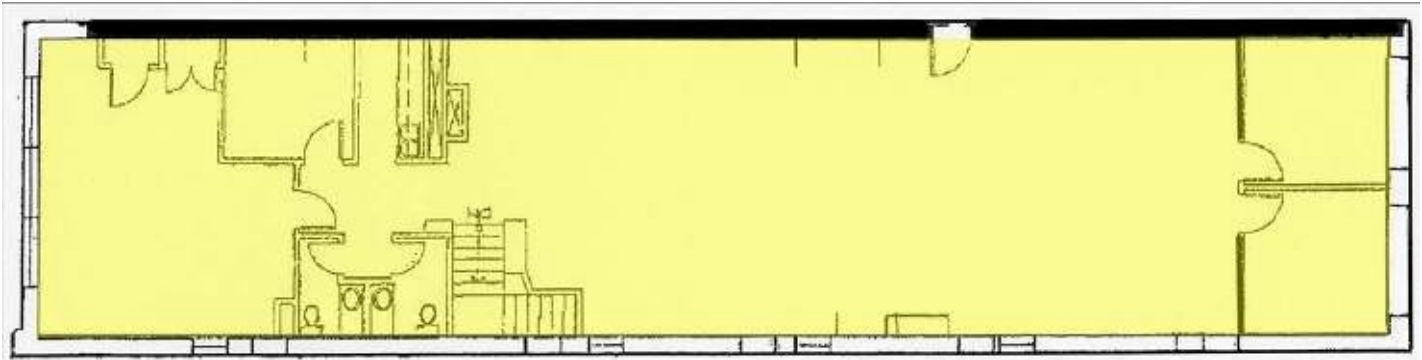
\* For a complete disclaimer, please see page one of this brochure.

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## PROPERTY FLOOR PLAN



## PROPERTY LOCATION

