

## PROPERTY HIGHLIGHTS

### Amazing shared open space on Pearl Street - in Downtown Boulder.

Tons of natural light - exposed brick - wood floors - barn wood details and a really good vibe!

- Exposed brick
- Natural light
- High ceilings
- Kitchen Area
- Wireless Internet Service
- Printing, copying & scanning area
- Conference room
- Large open shared area
- Near restaurants
- Near bus depot
- Near Post Office

### 2nd Floor: Month-to-Month Terms Available

**Available:** Immediately  
**Available SF:** 150 - 450 RSF  
**Office Space:** \$600/Month/Office

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

### 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

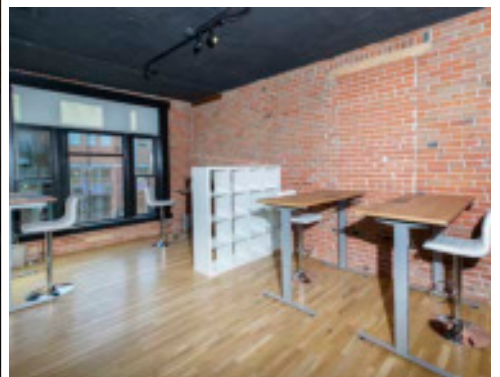
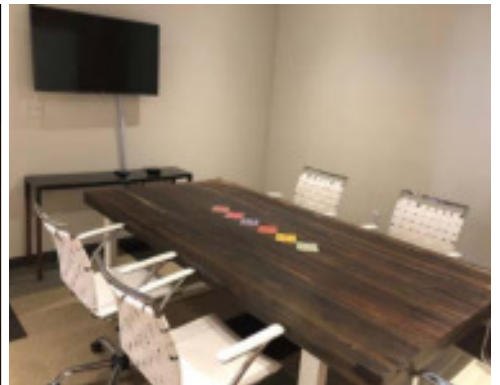
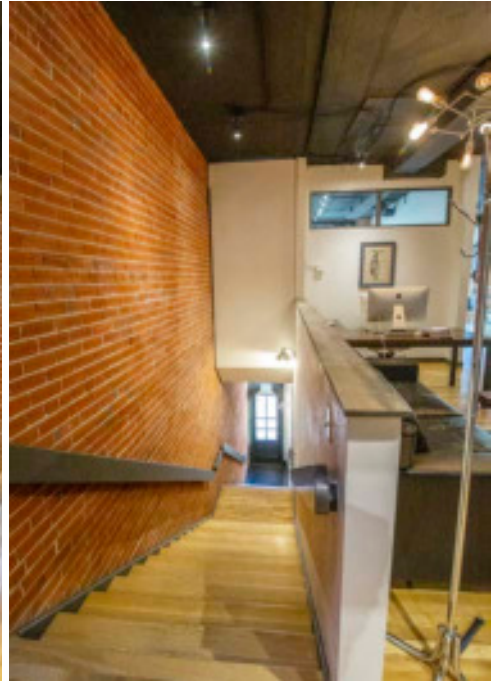
# OFFICE SPACE FOR LEASE

2 OFFICES AVAILABLE

Colorado  
Group

1539 PEARL STREET - 2nd Floor, 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.

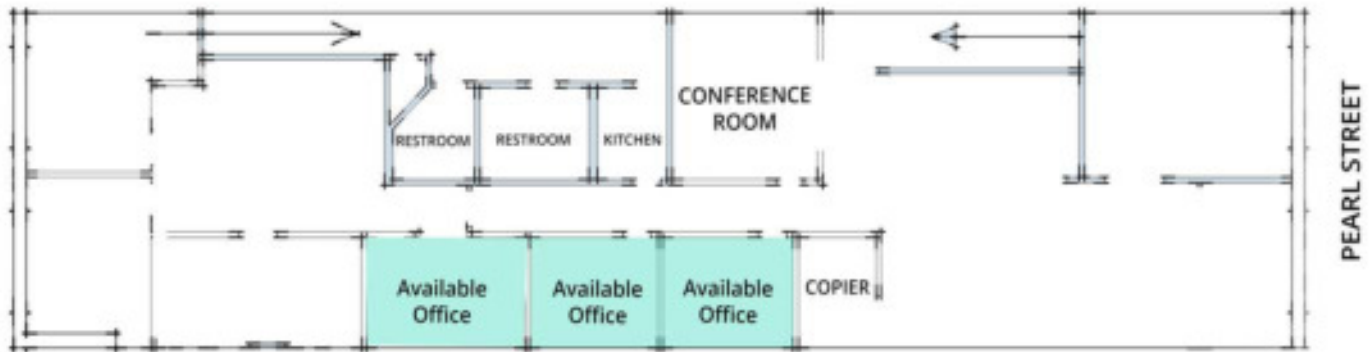
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## PROPERTY FLOOR PLAN



## PROPERTY LOCATION



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