

HISTORIC PEARL STREET OFFICE FOR LEASE

2006 BROADWAY, SUITE 202
BOULDER, CO 80302



PROPERTY HIGHLIGHTS

Downtown office space with amazing flatiron views? YES PLEASE! What a perfect place to kick off your new venture with this small office in the hottest spot in Downtown Boulder. Enjoy the fact that this building sits on the busy corner of Broadway & Historic Pearl Street Mall. Yes, all the amenities you have ever wished for are within walking distance. We're talking restaurants, coffee, juice bars, local taverns, shopping... you name it. But hurry because this won't last long. If you're asking for our professional opinion, we would recommend acting FAST!

- Small office space
- Downtown Pearl Street 2nd Floor location
- Near RTD Transit Station
- Near biking and hiking routes
- Great mountain views

Suite 202	424 RSF
Available	Immediately
Lease Rate	\$1,500/Month Gross including utilities
Zoning	DT-4
Parking	Available through City of Boulder

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.

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ROLLINICK BUILDING OFFICE SPACE FOR LEASE **Colorado Group**
2006 BROADWAY, SUITE 202, BOULDER, CO 80302

PROPERTY **PHOTOS**



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

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PROPERTY LOCATION



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