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**DEAN CALLAN & COMPANY, INC.**  
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# ICONIC OFFICE ON PEARL STREET MALL FOR LEASE

**1112 PEARL STREET  
BOULDER, COLORADO 80302**

**Rare 2nd-floor iconic office space** overlooking the historic Pearl Street Mall in Downtown Boulder is available to lease! 1112 Pearl Street is the historical Communication Arts building, now a two-story mixed-use building with the entire 2nd floor available. Nothing makes a statement like this space with modern finishes and its large open floor plan. **Location... Location...Location** Be a part of the fabric of Pearl Street with world-class shopping and restaurants just steps away. This fabulous location offers a great plus for your employees.

**Call us for more information and to set up a tour.**



## TERMS

Size:

10,243 SF

Lease Rate:

\$36.00 / SF / NNN

Expenses:

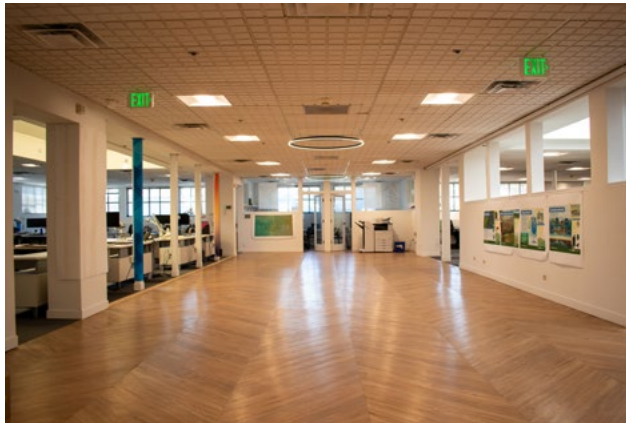
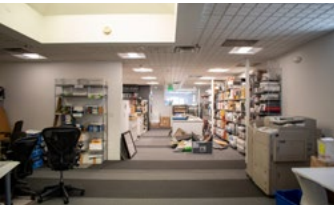
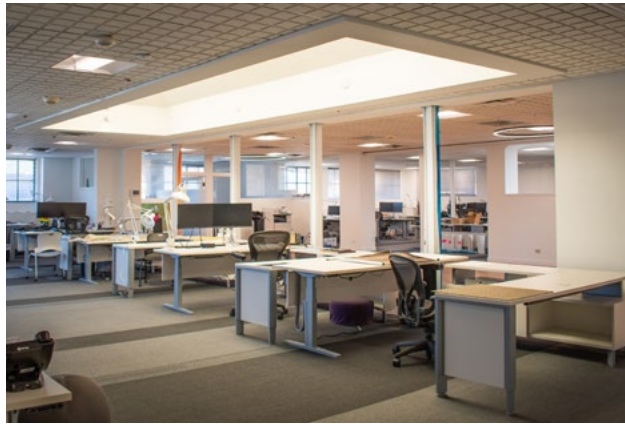
\$16.41 / SF

## PROPERTY FEATURES

- Downtown Boulder
  - Located on the Pearl Street Mall
- 2nd-floor office space
- Mostly open office space
- Beautifully designed kitchen
- First-floor storage including bike storage
- Shower room
- 4 covered parking spaces
  - 10 additional City parking spaces nearby are available, and more potentially available upon request
- Responsive property management



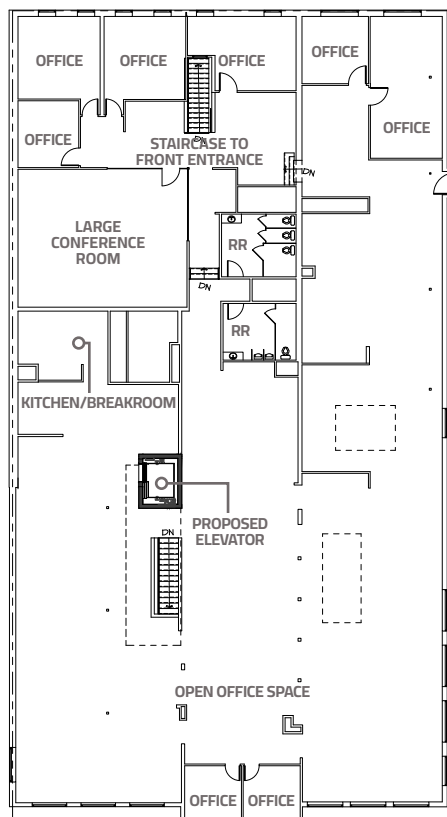
# FLOOR PLAN



Covered Parking

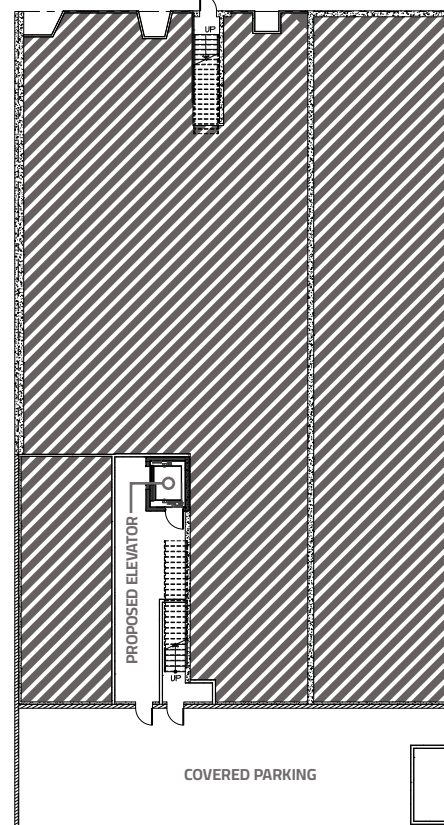
## 2ND FLOOR

PEARL STREET



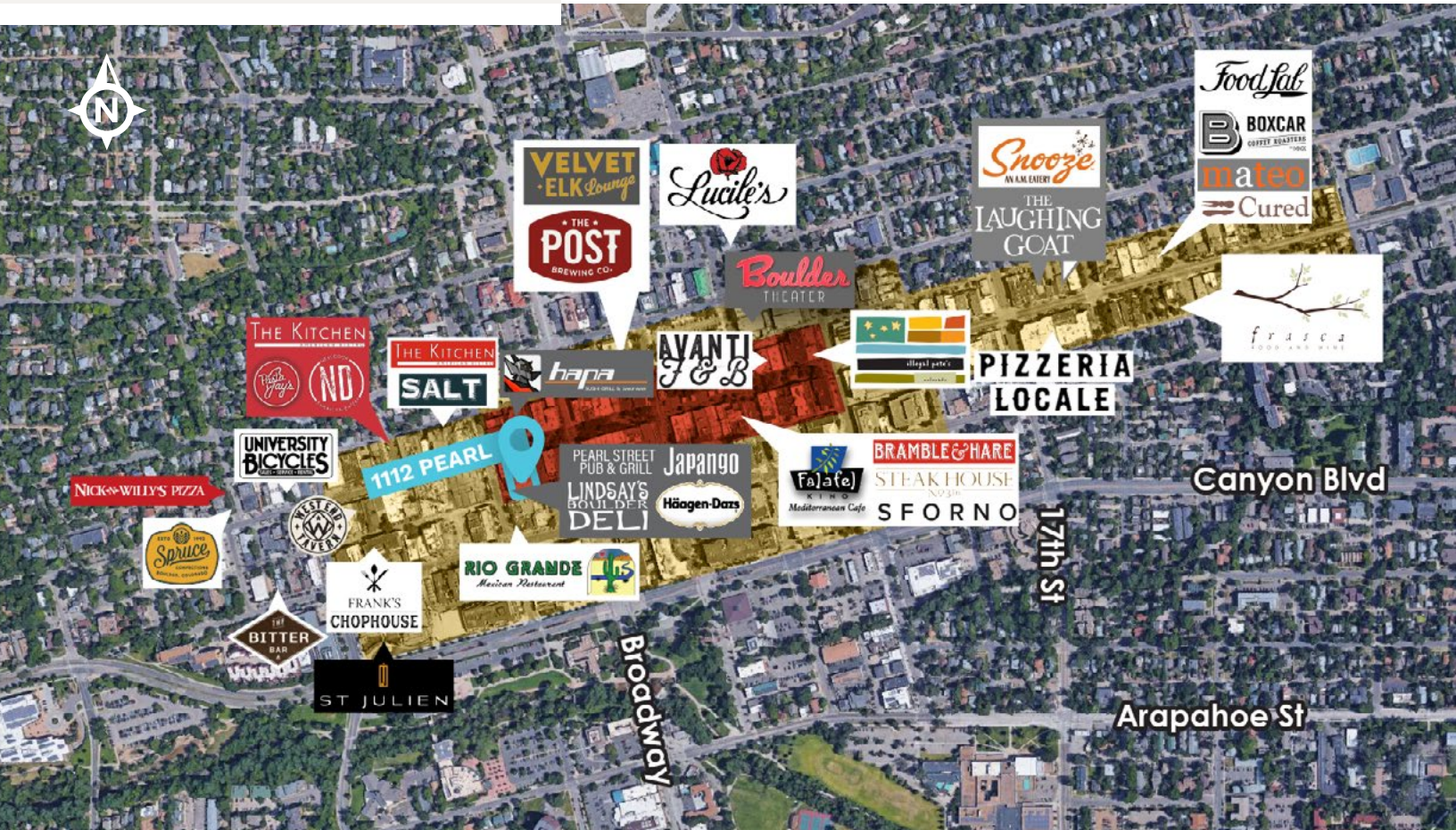
## 1ST FLOOR

PEARL STREET



All information furnished regarding this property is obtained from sources deemed reliable. Dean Callan & Company, Inc. makes no representation, guarantee or warranty, expressed or implied, as to the accuracy thereof.





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## DEMOGRAPHICS

### POPULATION

2 MILE RADIUS

64,643

5 MILE RADIUS

114,576

10 MILE RADIUS

196,897

### EMPLOYEES

2 MILE RADIUS

71,458

5 MILE RADIUS

102,312

10 MILE RADIUS

141,095

### HOUSEHOLDS

2 MILE RADIUS

27,575

5 MILE RADIUS

48,148

10 MILE RADIUS

82,139

### HOUSEHOLD INCOME

2 MILE RADIUS

\$94,301

5 MILE RADIUS

\$110,852

10 MILE RADIUS

\$123,255

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