



**UNDER NEW OWNERSHIP AND MANAGEMENT!**

**MAJOR RATE REDUCTION: FIRST YEAR LEASE RATE \$1.00 / SF / NNN**

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## 2ND FLOOR DOWNTOWN BOULDER OFFICE SPACE FOR LEASE

1615 PEARL STREET  
BOULDER, COLORADO 80302

**Remarkable second-floor office space for lease.** 1615 Pearl Street offers a creative and open floor plan concept. The entire second floor is at your disposal, currently configured with private offices, an open area for workstations, a conference room, and private restrooms. With high exposed ceilings, skylights, and operable windows, you'll enjoy a bright and dynamic workspace. Plus, the location is unbeatable – within walking distance of numerous amenities, including restaurants, shops, and cultural attractions. Embrace this opportunity to position your business on the prime east-end of Pearl Street.

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



Virtual Tour

<https://youtu.be/eN3KfZ37uJc>

## TERMS

Available Space:

4,171 RSF

First-Year Lease Rate:

\$1.00 / SF / NNN

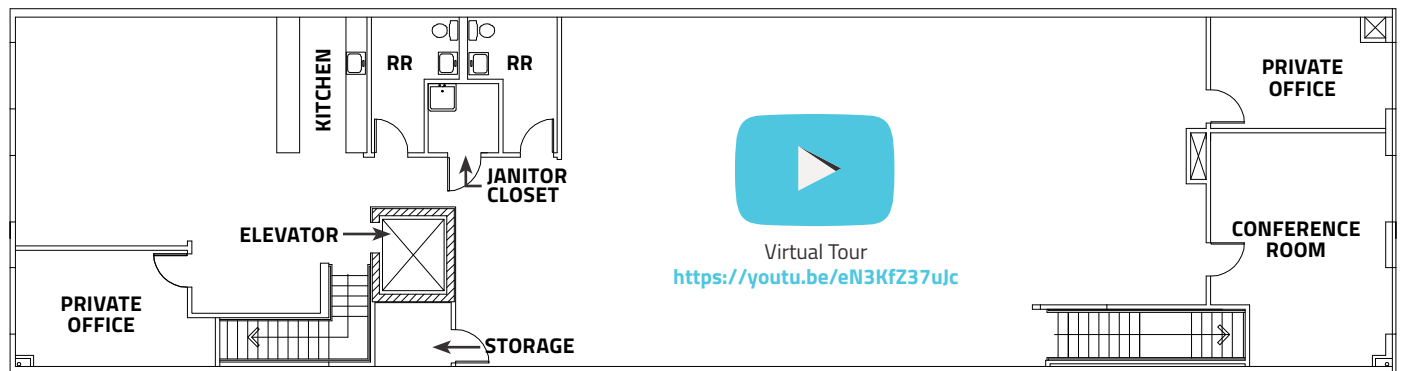
Expenses:

\$17.23 / SF (Est. 2024)

## PROPERTY FEATURES

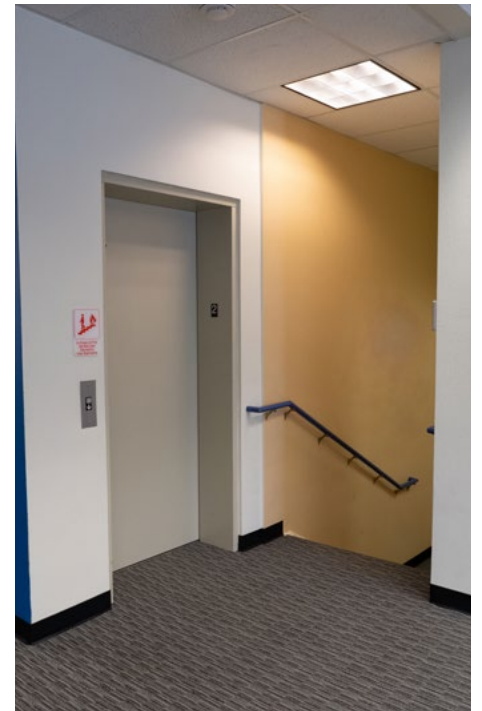
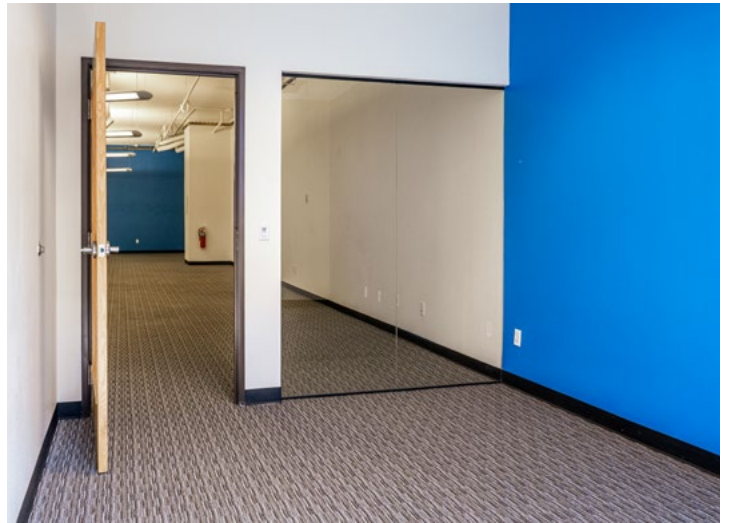
- Creative open floor plan concept just off the east end of the Pearl Street Mall.
- Entire second floor available, currently configured with a few private offices, an open area for workstations, a conference room, and private restrooms.
- The space features high exposed ceilings, skylights, and operable windows.
- Private elevator access and the building fully sprinklered
- On-site and City of Boulder parking is available
- Signage opportunities available
- Within walking distance of numerous amenities

### 2ND FLOOR



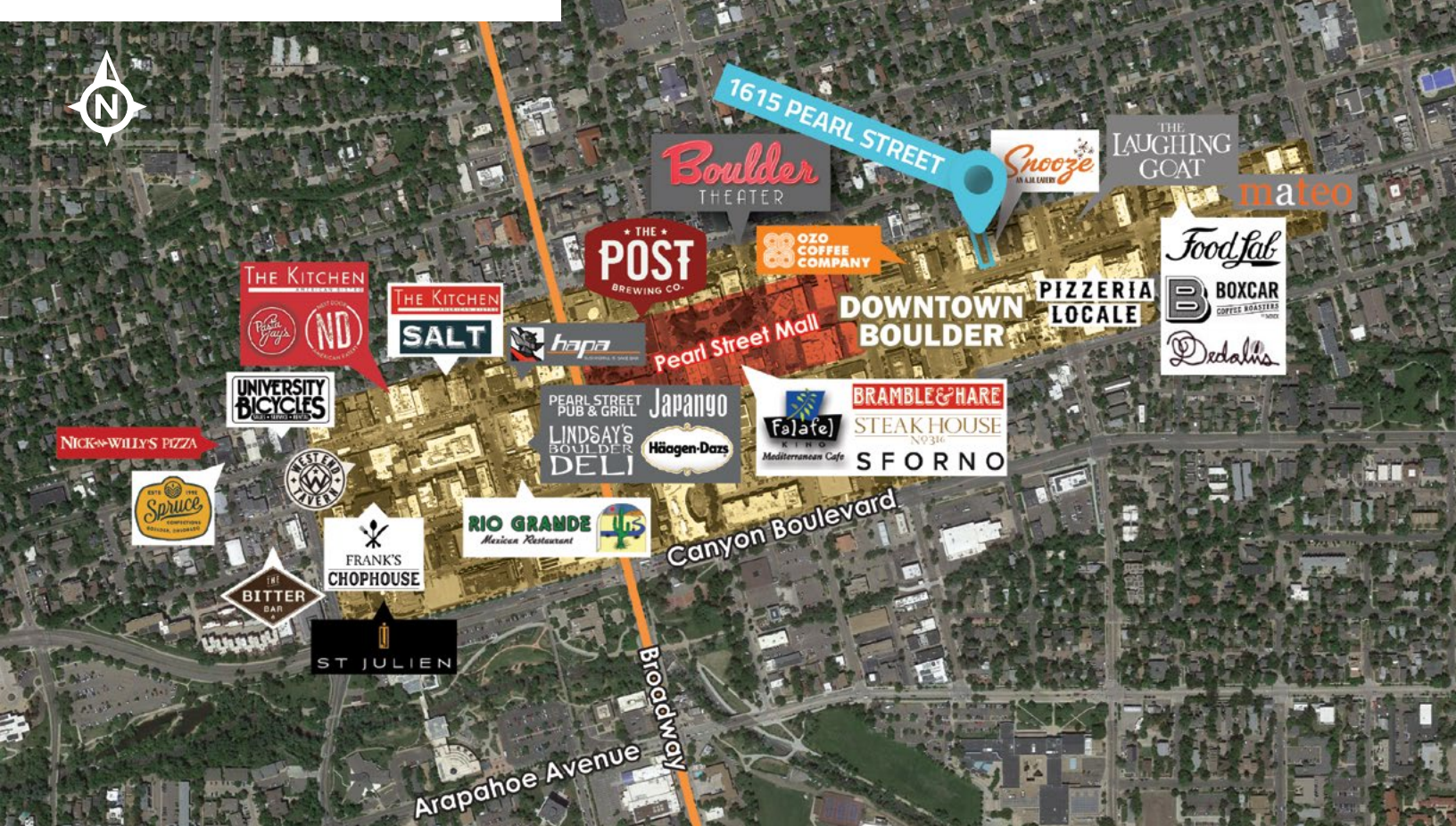
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