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DEAN CALLAN & COMPANY, INC.
1510 28th Street, Suite 200
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CHARMING OFFICE BUILDING FOR LEASE

**1928 PEARL STREET
BOULDER, COLORADO 80302**

Fantastic downtown Boulder boutique office building for lease! 1928 Pearl Street is a two-story office building fit for local professionals and growing tech companies. Enjoy this ideal location just off Pearl Street Mall with world-class shopping and restaurants just steps away.

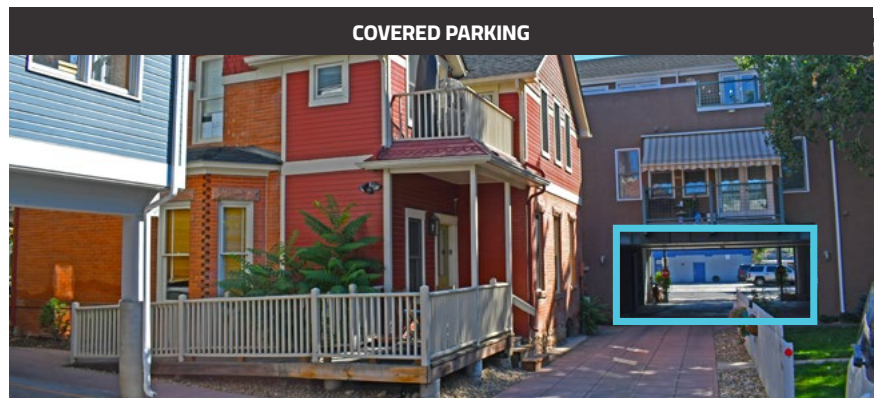
[Call us for more information and to set up a tour.](#)

TERMS

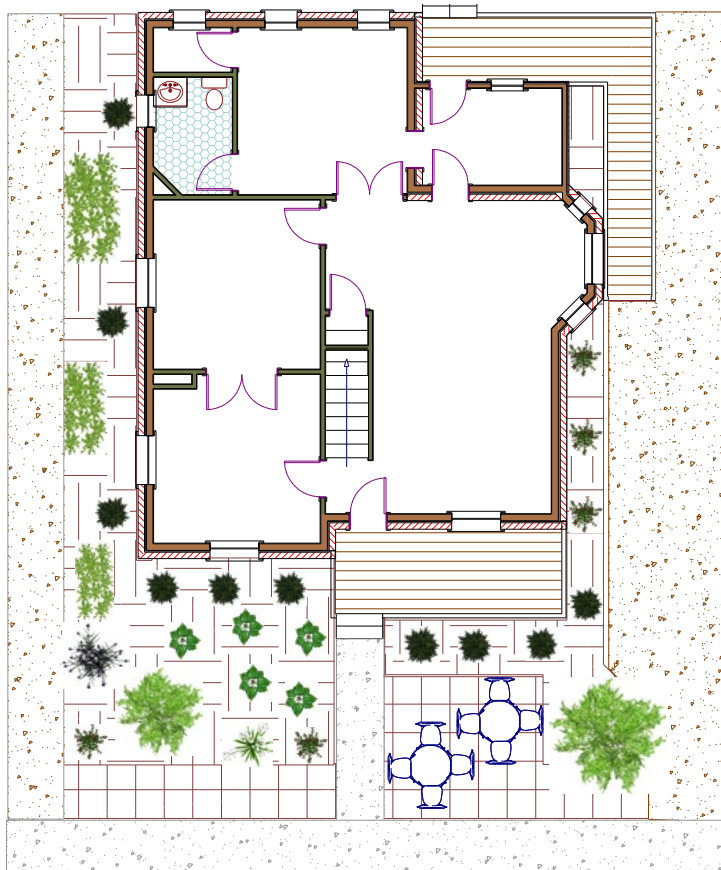
Available Space:	2,387 SF (Divisible to 1,200 SF)
Lease Rate:	\$21.00 / SF / NNN
Expenses:	\$19.80 / SF Including Utilities (Est. 2023) Tenant is responsible for Janitorial
Parking:	4 covered, reserved parking spaces available

PROPERTY FEATURES

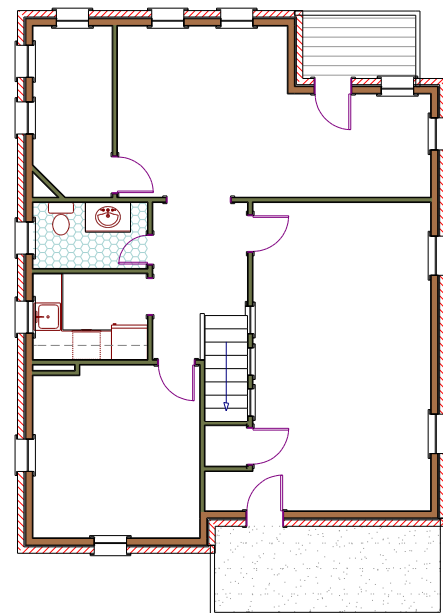
- Charming, boutique office building located in the heart of Downtown Boulder and a short walking distance from the historical Pearl Street Mall
- Five offices, kitchenette and two restrooms
- Four highly coveted, reserved parking spaces on-site available



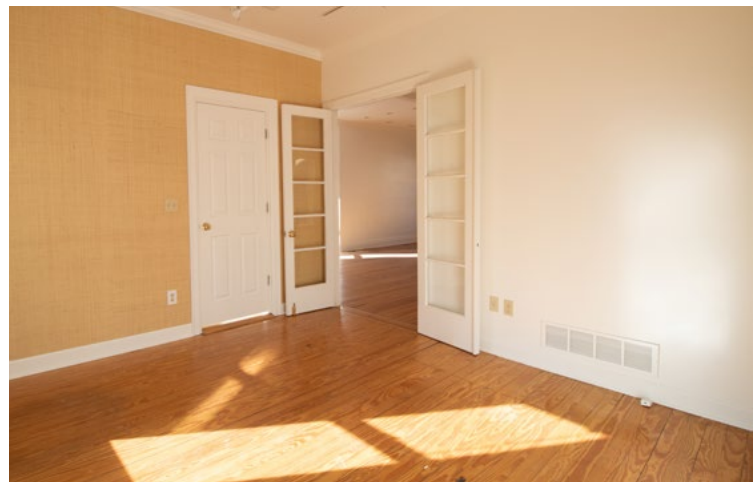
1ST FLOOR



2ND FLOOR



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DEMOGRAPHICS

POPULATION

2 MILE RADIUS	5 MILE RADIUS	10 MILE RADIUS
68,511	115,410	206,507

EMPLOYEES

2 MILE RADIUS	5 MILE RADIUS	10 MILE RADIUS
77,197	103,622	143,435

HOUSEHOLDS

2 MILE RADIUS	5 MILE RADIUS	10 MILE RADIUS
29,301	48,563	85,994

HOUSEHOLD INCOME

2 MILE RADIUS	5 MILE RADIUS	10 MILE RADIUS
\$95,914	\$110,835	\$123,535

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