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RARE SMALL OFFICE SPACE FOR LEASE

PEARL STREET CENTER
2795 PEARL STREET, SUITE 200
BOULDER, COLORADO 80302

Exceptional second floor office space with private access in Pearl Street Center. Prime location with great access from Pearl Street and Spruce Street. Surrounded by amenities and boasting incredible mountain views from the private balcony. Open layout, ample natural light, and signage available. Convenient parking on-site and street parking along Spruce Street. Don't miss this opportunity for a desirable office space in Boulder's retail corridor.

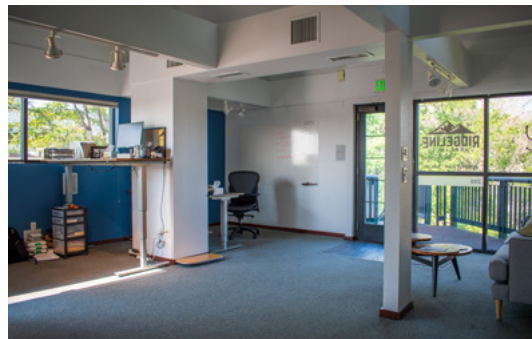
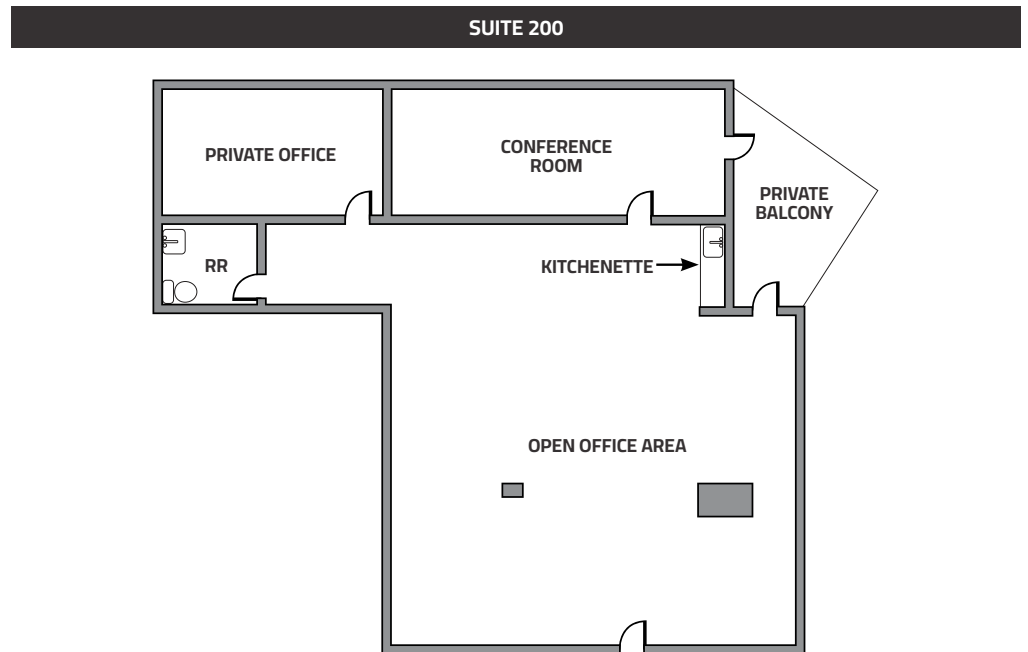
[Call us for more information and to set up a tour.](#)

TERMS

Suite 200:	990 SF
Lease Rate:	\$29.00 / SF / NNN
Expenses:	\$15.34 / SF + Utilities and Janitorial
Available:	9/1/2023

PROPERTY FEATURES

- Private access to second floor office space in Pearl Street Center
- Conveniently located with excellent access from both Pearl Street and Spruce Street
- Situated along Boulder's bustling retail corridor
- Abundance of amenities within walking distance, including Natural Grocers, Whole Foods, Target, First Bank, Wahoo's Fish Taco, and Starbucks
- Open office layout featuring a conference room, private office, kitchenette, and restroom
- Enjoy breathtaking mountain views from the private balcony
- Flooded with natural light for a bright and inviting workspace
- Take advantage of signage opportunities for enhanced visibility
- Two reserved parking spots with ample free parking available on-site, supplemented by additional free City of Boulder parking adjacent to the premises along Spruce 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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