



BEAU GAMBLE

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DEAN CALLAN & COMPANY, INC.

1510 28th Street, Suite 200

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303.449.1420 | www.deancallan.com

STOREFRONT RETAIL/OFFICE SPACE FOR LEASE

**1505 PEARL STREET, SUITE 106
BOULDER, COLORADO 80302**

Introducing a prime retail space at 1505 Pearl Street, strategically situated across from the iconic Pearl Street Mall. Located on the vibrant and dynamic East Pearl Street, this space offers tremendous potential for retail use. With a spacious open storefront and versatile offices/storage spaces in the back, it presents an opportunity for businesses seeking a prominent location in the heart of Boulder. Don't miss the chance to transform this creative office space into a thriving retail establishment.

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

TERMS

Suite 106 Size:

2,285 SF

Lease Rate:

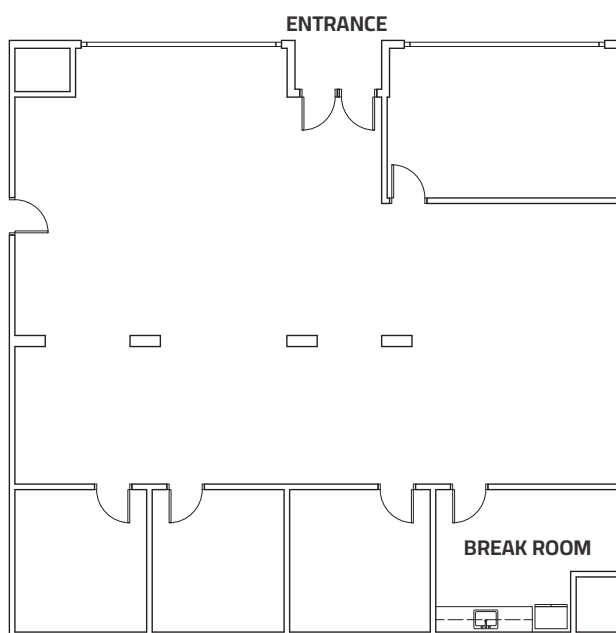
Negotiable

Expenses:

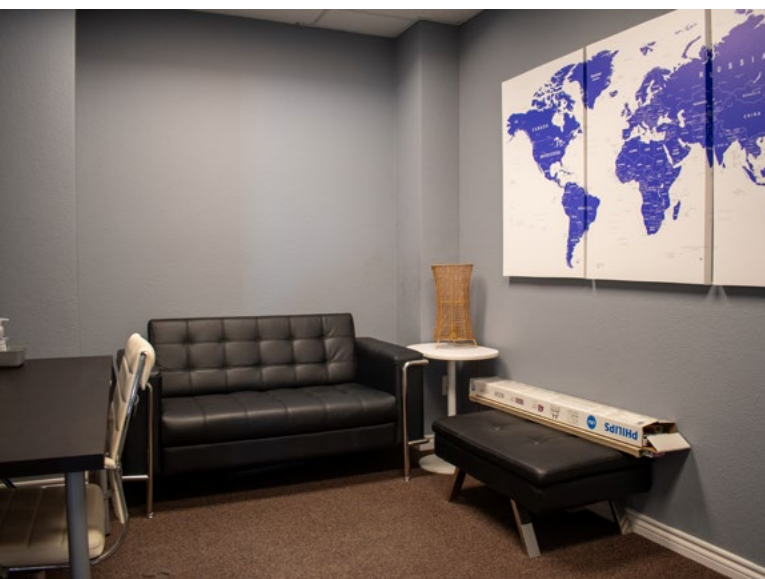
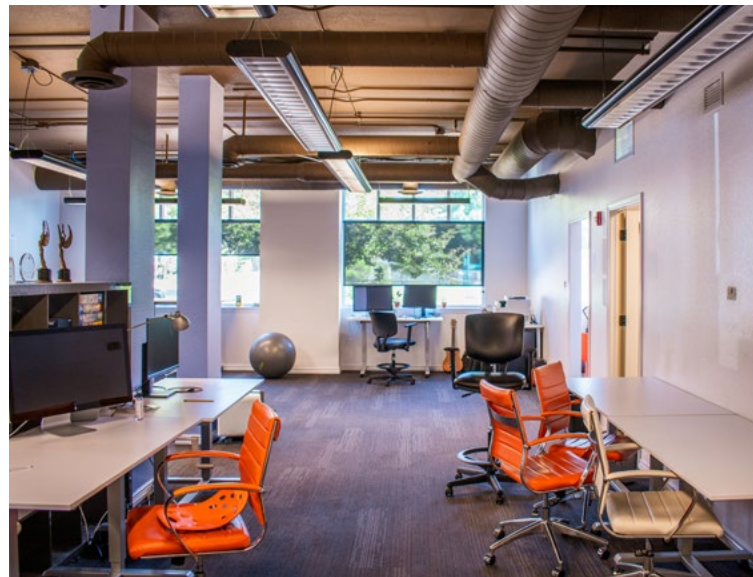
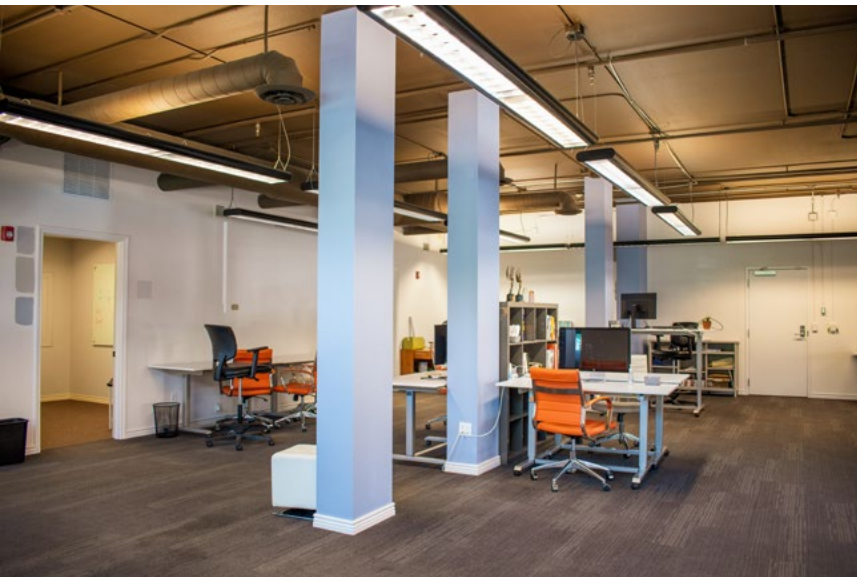
\$25.35 / SF (Est. 2023)

PROPERTY FEATURES

- Conveniently located on an RTD bus route
- Surrounded by a diverse selection of restaurants and other retail
- Impressive high open ceilings
- Large storefront windows
- Bright and open space
- Benefitting from heavy foot traffic in the bustling area
- Includes access to well-maintained common area restrooms for added convenience

**SUITE 106: 2,285 SF**

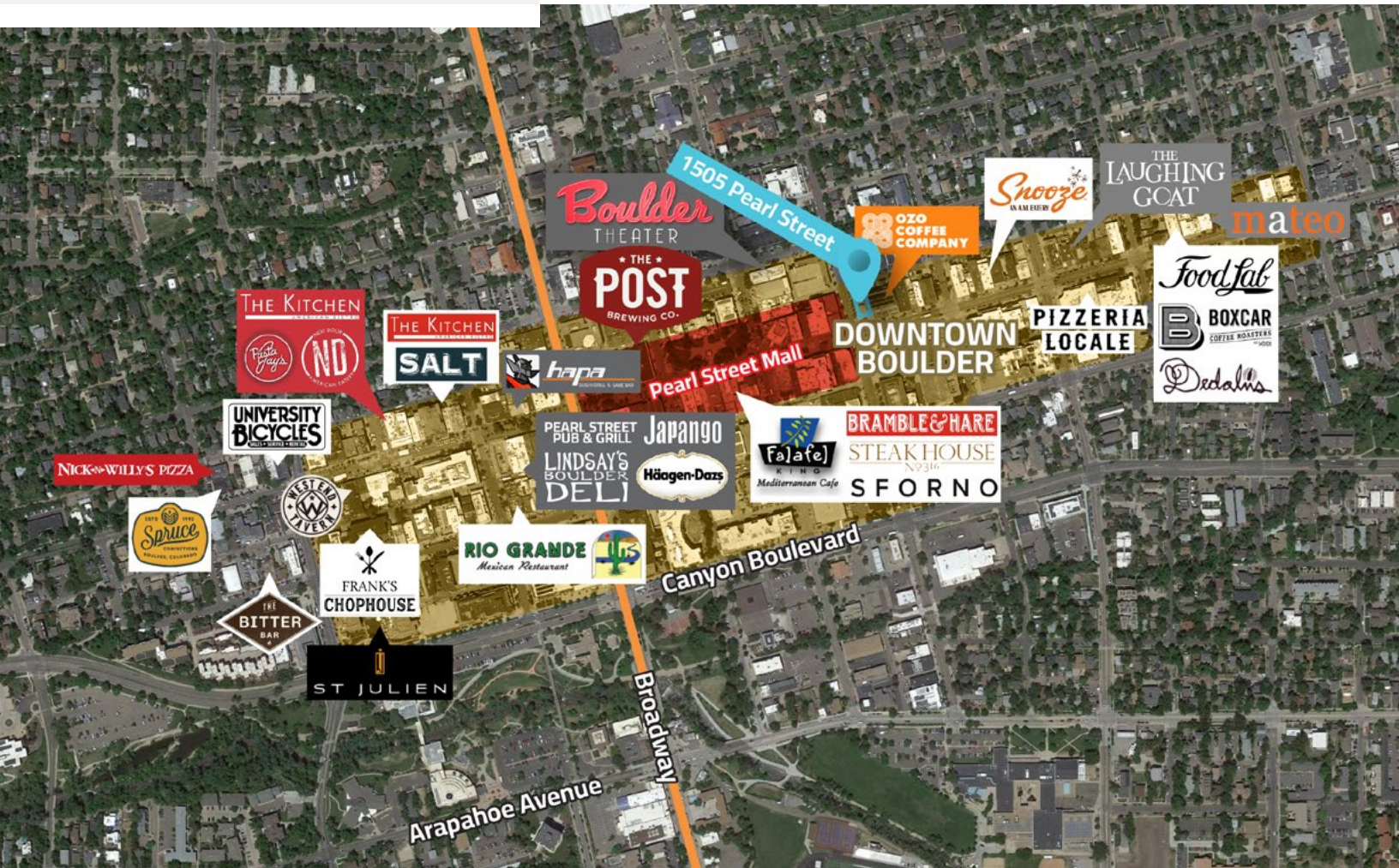
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follow us     



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