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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

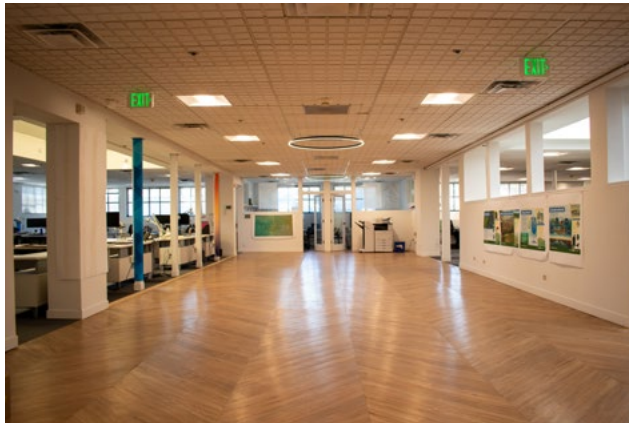
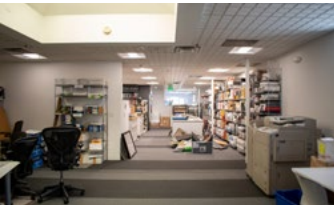
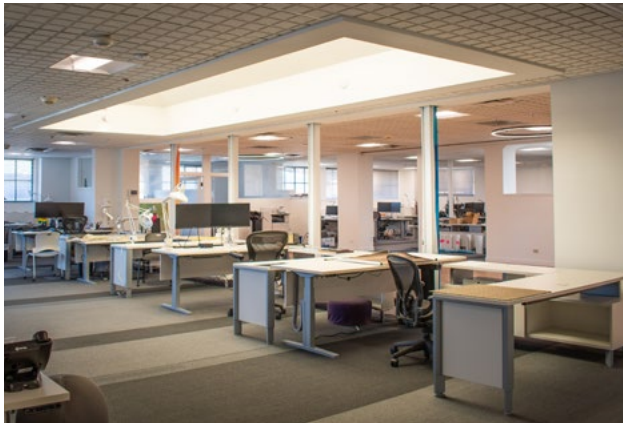
Expenses:

\$15.63 / SF (Est. 2025)

## PROPERTY FEATURES

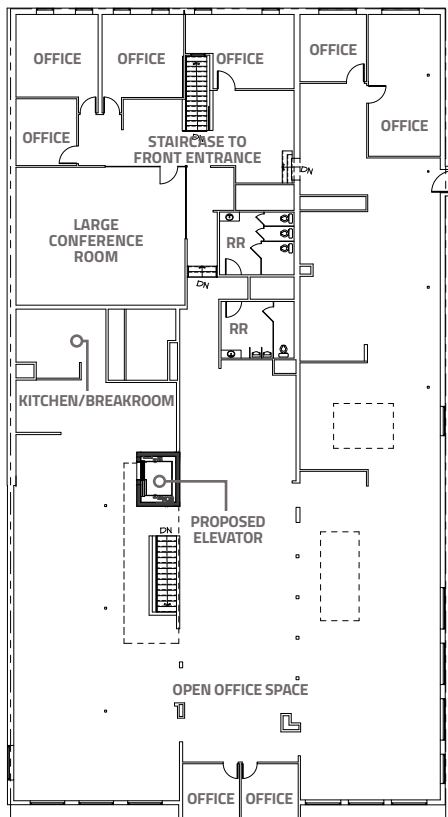
- Downtown Boulder
  - Located on the Pearl Street Mall
- 2nd-floor office space
- Mostly open office space
- Beautifully designed kitchen
- First-floor storage including bike storage
- Shower room
- 4 covered parking spaces
  - 10 additional City parking spaces nearby are available, and more potentially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





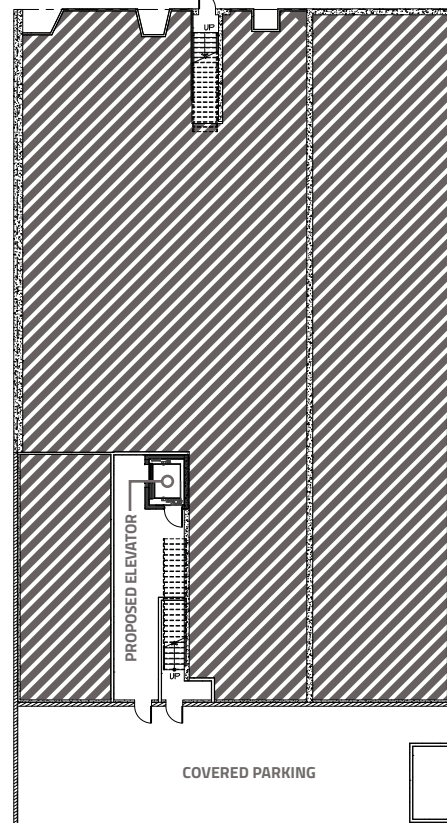
2ND FLOOR

PEARL STREET

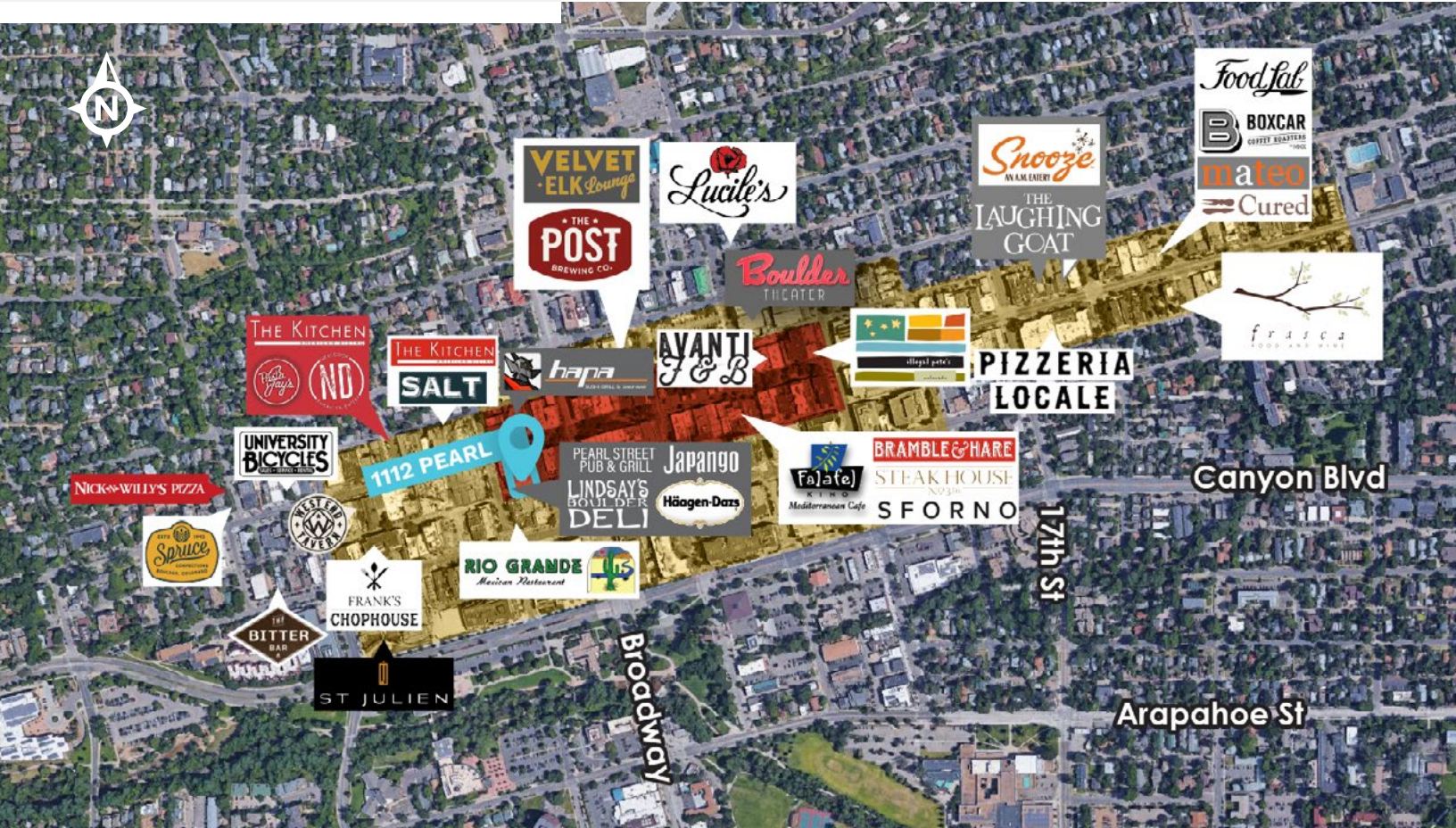


1ST FLOOR

PEARL STREET



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## DEMOGRAPHICS

### POPULATION

2 MILE RADIUS	5 MILE RADIUS	10 MILE RADIUS
64,643	114,576	196,897

### EMPLOYEES

2 MILE RADIUS	5 MILE RADIUS	10 MILE RADIUS
71,458	102,312	141,095

### HOUSEHOLDS

2 MILE RADIUS	5 MILE RADIUS	10 MILE RADIUS
27,575	48,148	82,139

### HOUSEHOLD INCOME

2 MILE RADIUS	5 MILE RADIUS	10 MILE RADIUS
\$94,301	\$110,852	\$123,255

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