



1200 Pearl Street
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[View Map](#)



Studio Level Retail / Office Space on Boulder's Iconic Pearl Street - **Great Rate!**

Available Space	2,258 sq. ft.
Lease Rate / sq. ft.	\$4.95 NNN
Expenses / sq. ft.	\$17.26*

*Includes Gas & Water; Excludes Electric

- **Landlord Said "Get This Space Leased!" - Unbelievable Low Rate on a Great Retail / Office Space on Pearl Street**
- Year 1 Introductory Rate of \$4.95 NNN & Year 2 Rate of \$9.95 NNN for Any 3+ Year Lease Term for the Right Tenant
- Open Layout - Perfect for a Variety of Retail, High Exposure Office and Service Uses
- Fantastic Signage Available on Pearl Street Pedestrian Mall
- Recently Remodeled & Updated Common Area
- Great Neighboring Tenants Including: Patagonia, Helly Hansen, Free People, Volcom, Steve Madden, Athleta, PrAna, Weekends, Ku Cha House of Tea & More

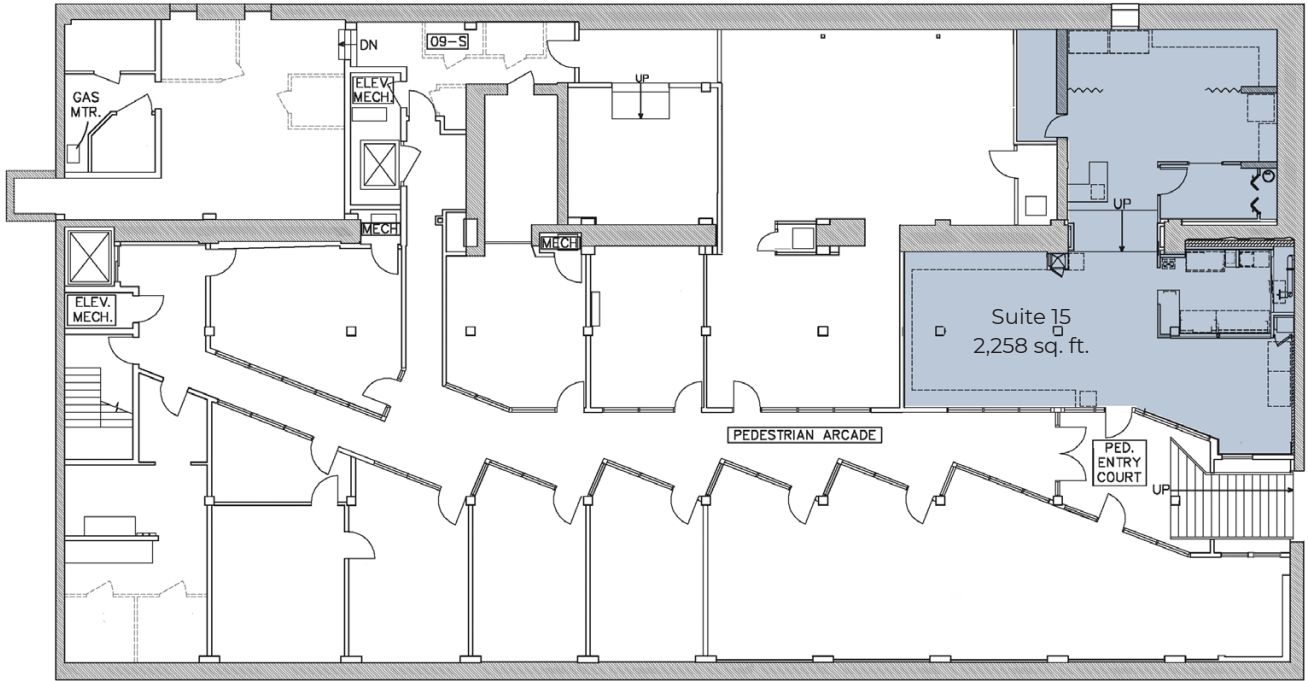
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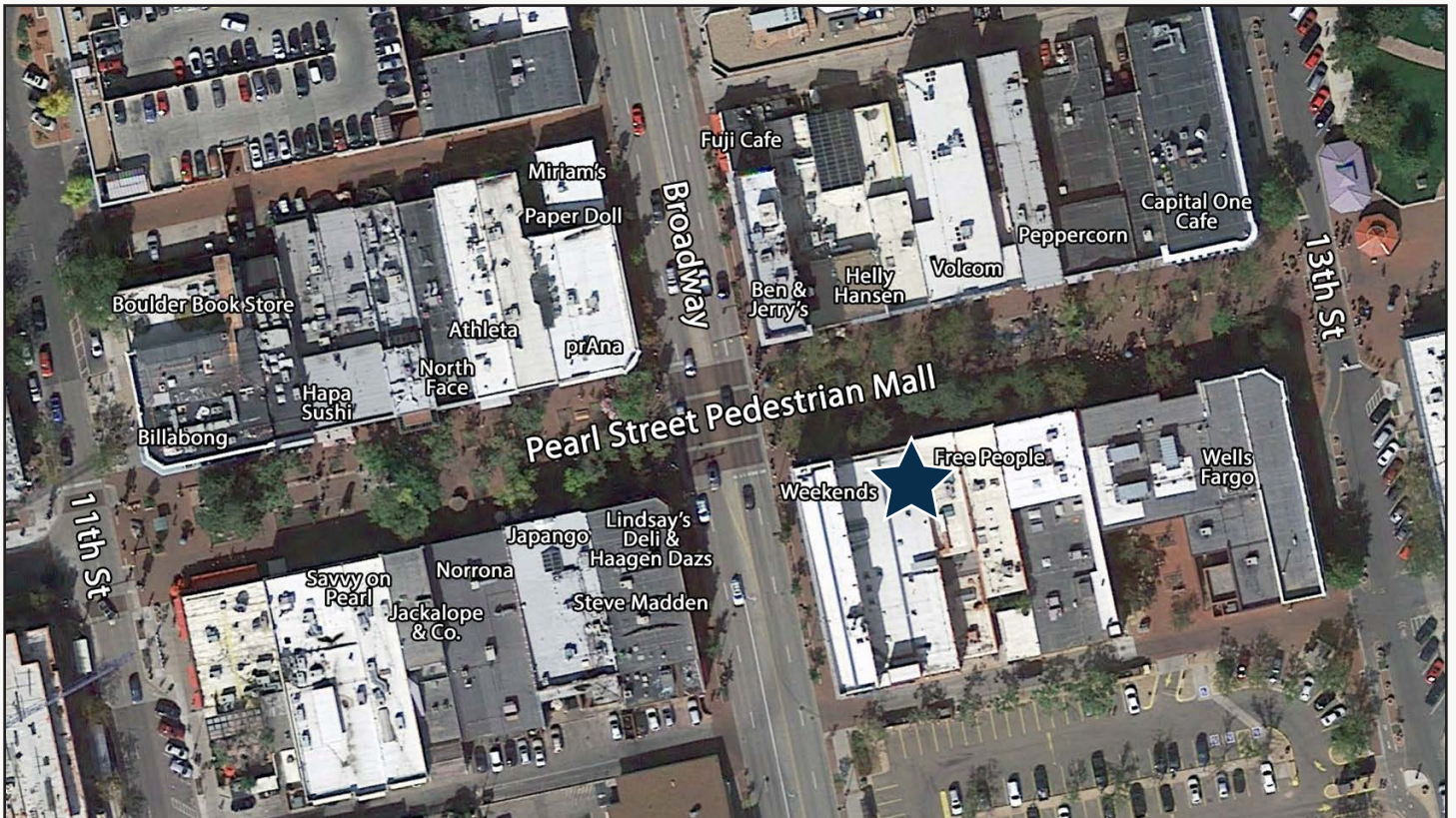
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BROADWAY ABOVE



← PEARL STREET PEDESTRIAN MALL →
PEARL STREET PEDESTRIAN MALL ABOVE



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