

1813 Pearl Street
Boulder, Colorado

TAKE THE 
VIRTUAL
TOUR

<https://youtu.be/kmpaxu1RC70>

RETAIL SPACE ON THE 1800 BLOCK OF PEARL FOR LEASE!

AVAILABILITY

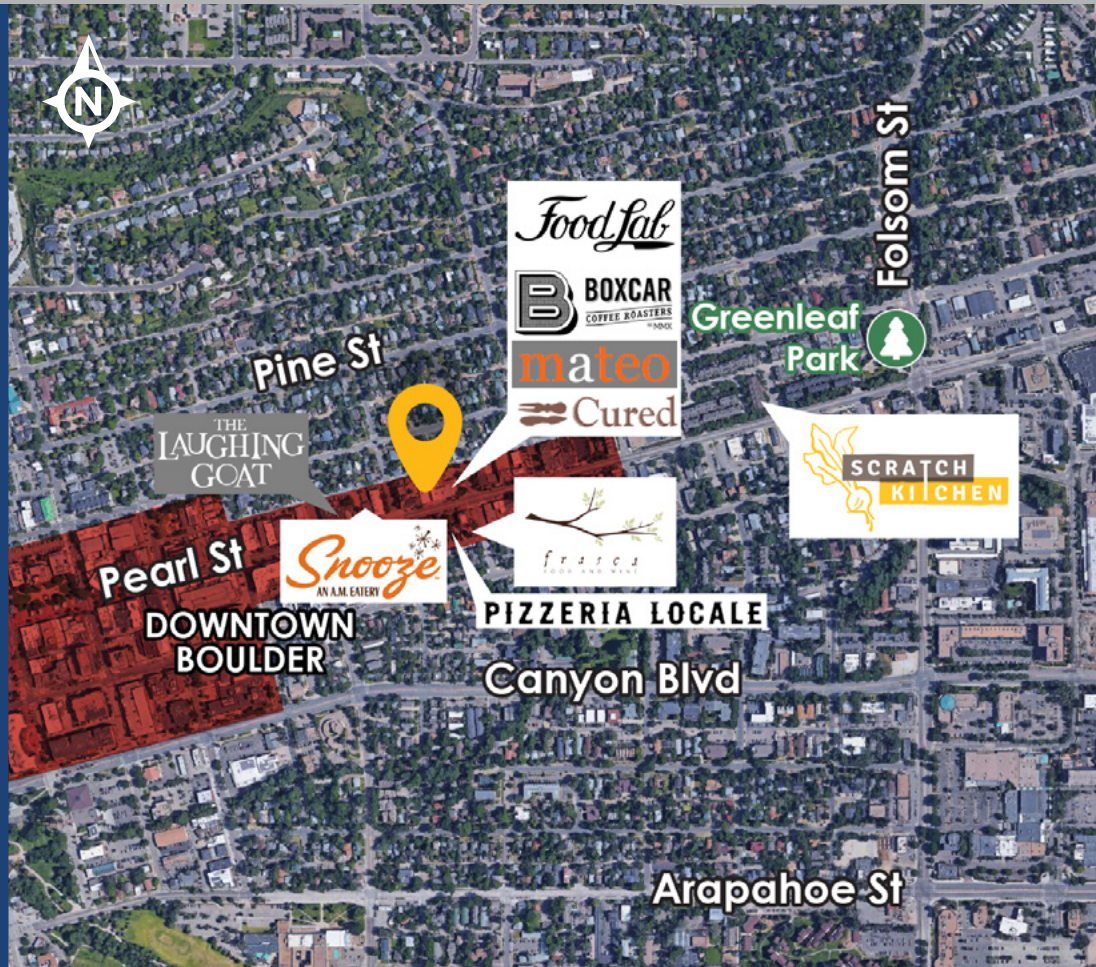
SIZE	2,820 RSF
LEASE RATE	\$29.00 / RSF / NNN
EXPENSES	\$12.17 / RSF + UTILITIES

PROPERTY FEATURES

- Excellent storefront exposure, and sunlight
- South-facing, sunny side of Pearl.
- All fixtures, furniture, slot wall and racking included
- Glass roll-up overhead door on Pearl, and another one facing the alley
- Multiple skylights and solar tubes
- Office and restroom in the back
- Polished concrete floors
- Built-in speaker system
- 100% HVAC
- 2 reserved parking spaces

96 **Walker's Paradise**
Daily errands do not require a car.

100 **Biker's Paradise**
Flat as a pancake, excellent bike lanes.



FOR MORE INFORMATION CONTACT:

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GLASS OVERHEAD GARAGE DOOR ON PEARL STREET



GLASS OVERHEAD GARAGE DOOR

TWO RESERVED PARKING SPOTS



FLOOR PLAN



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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