

# 23 pearl street 36



RARE STAND-ALONE BUILDING  
WITH PARKING LOCATED IN  
DOWNTOWN BOULDER

**CBRE**





## BUILDING OVERVIEW

BUILDING SIZE (SF)	±4,369 RSF
AVAILABLE SF	±4,369 RSF
STORIES	2
PARKING	4.6:1000
ZONING	MU-X, Boulder
OPERATING EXPENSES	\$15.78/SF (net of utilities & janitorial)
LEASE RATE	Negotiable
AVAILABLE	December 1, 2020

Designed by Oz Architecture and most recently home to BSW, this contemporary building located in Downtown Boulder is ideal for professional and technical office users looking for their own dedicated building with ample parking and Pearl Street frontage.





## PROPERTY AMENITIES



**RARE OPPORTUNITY**



**OUTDOOR PATIO SPACES**



**4.6:1000 PARKING**



**PRIVACY**



**AMPLE NATURAL LIGHT**



**PRIVATE PARKING LOT**



**AESTHETICALLY PLEASING  
BUILDING, BEAUTIFULLY DESIGNED**



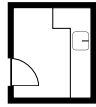
**WITHIN WALKING DISTANCE TO DOWNTOWN  
BOULDER'S BEST RESTAURANT & RETAIL**



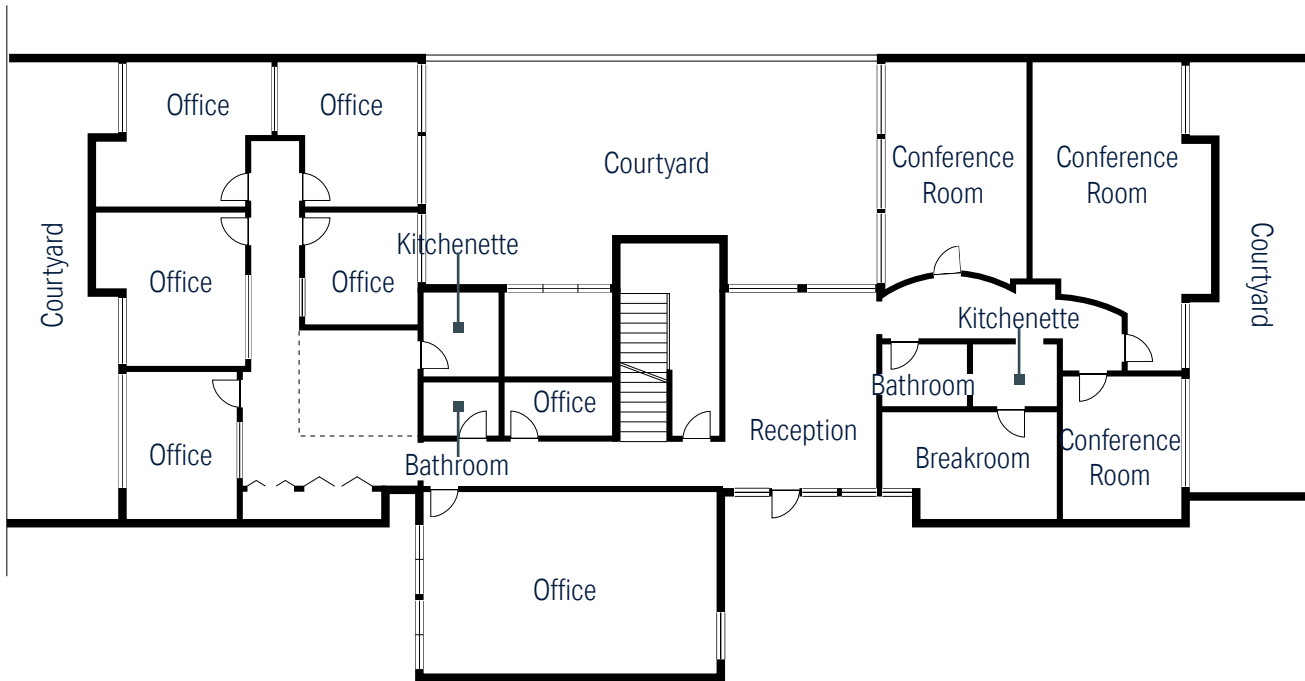
**SHOWER ON-SITE**



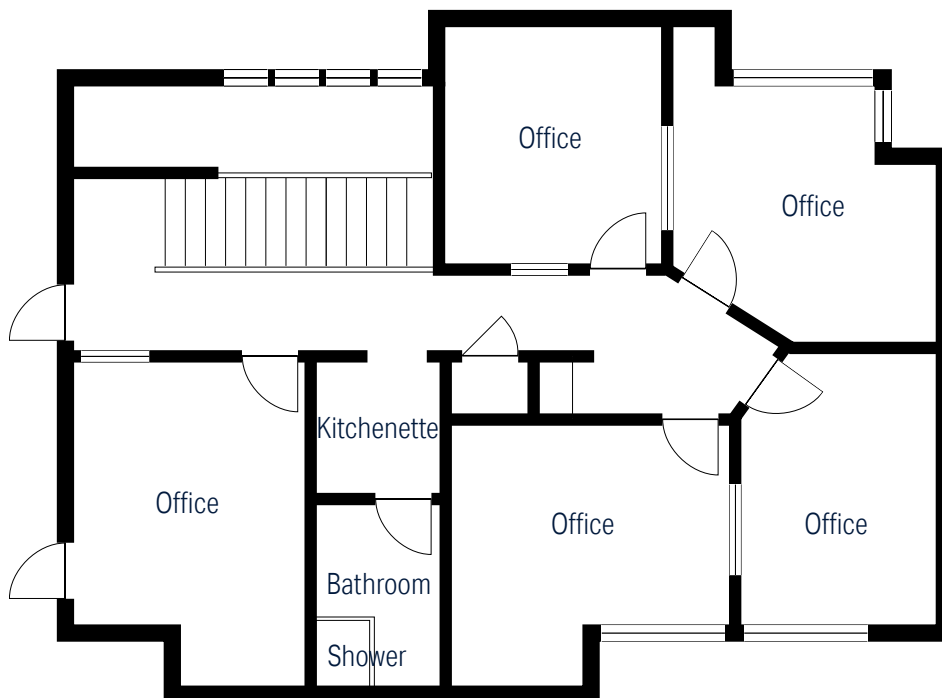
## MAIN LEVEL



Enlarged Kitchenette Plan



## UPPER LEVEL







## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2020 POPULATION	24,119	99,671	120,144
2020 AVG. HOUSEHOLD INCOME	\$85,832	\$108,502	\$115,931
2020 # OF BUSINESSES	3,347	7,157	8,210



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