

OFFICE SPACE FOR LEASE

1711 Pearl Street
Boulder, Colorado

BUILDING HIGHLIGHTS

SUITE 300 3,170 RSF

LEASE RATE \$25.00 / RSF / NNN

- Suite 300 features 4 offices, open space, storage, twin south-facing balconies with views of Flatirons and Downtown Boulder, kitchen, restrooms and a shower

SUITE 200 1,760 RSF

LEASE RATE \$22.00 / RSF / NNN

- Suite 200 features 2 offices, open space, storage, outdoor deck, shared kitchen and restrooms

EXPENSES \$15.99 / RSF
+ UTILITIES AND JANITORIAL

ELEVATOR YES

PROPERTY FEATURES

- Office space for lease in Downtown Boulder, iconic Pearl Street address
- Operable windows
- Coffee on-site! The Laughing Goat Coffeehouse - located on the ground floor.



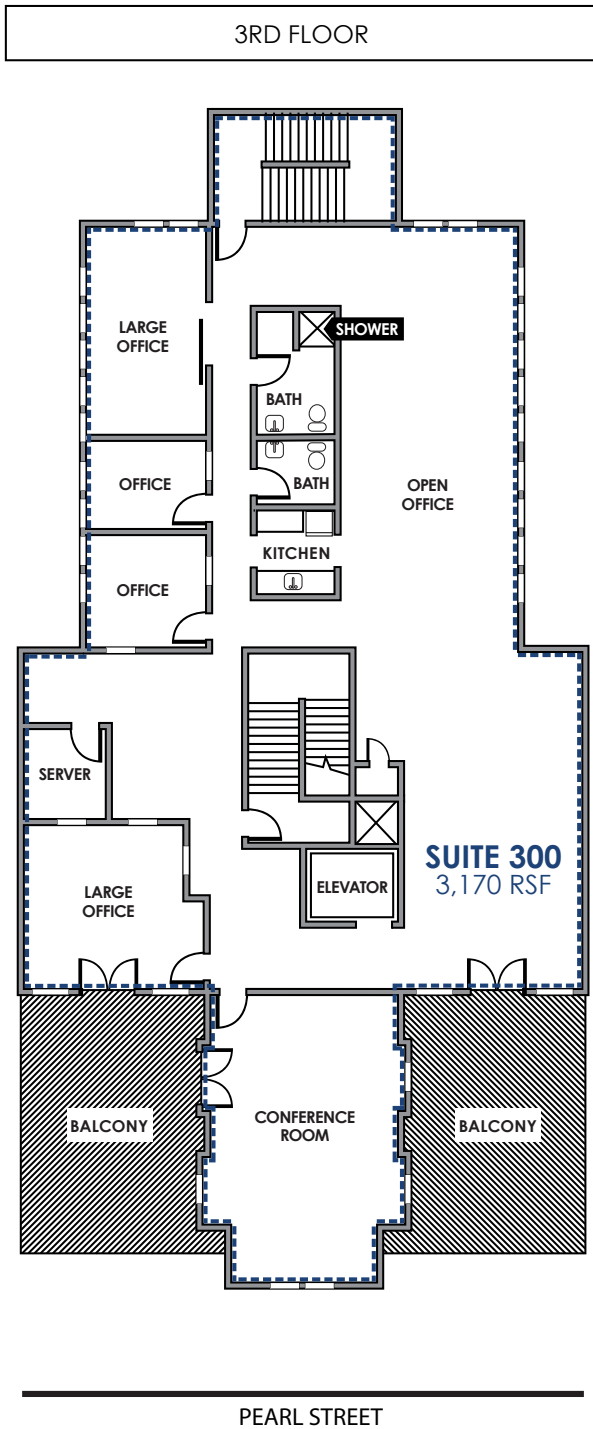
FOR MORE INFORMATION CONTACT:

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FLOOR PLAN



OPEN OFFICE SPACE



CONFERENCE ROOM

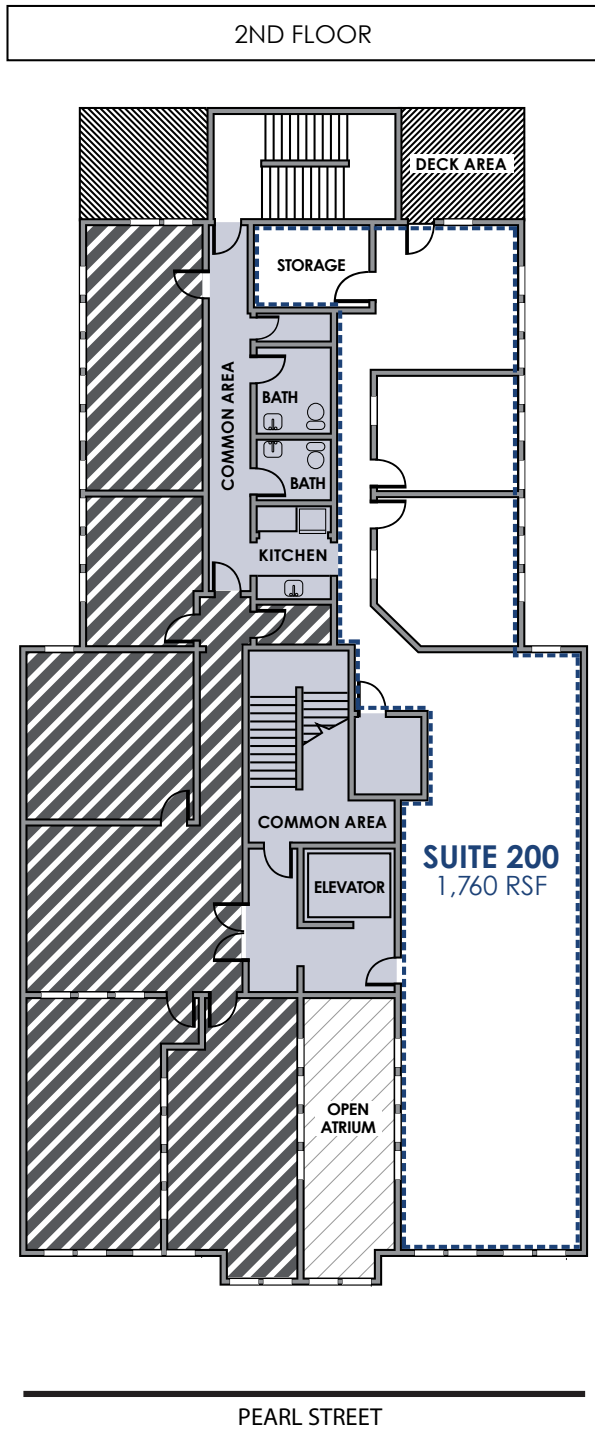


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FLOOR PLAN



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