



GIBBONS WHITE  
INCORPORATED

# 1468 Pearl Street

Boulder CO

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## Fantastic Retail/Restaurant Space For Lease in Downtown Boulder

Available Space	2,049 - 4,731 sq. ft.
Lease Rate / sq. ft.	Negotiable
Expenses / sq. ft.	\$19.50 (est.)

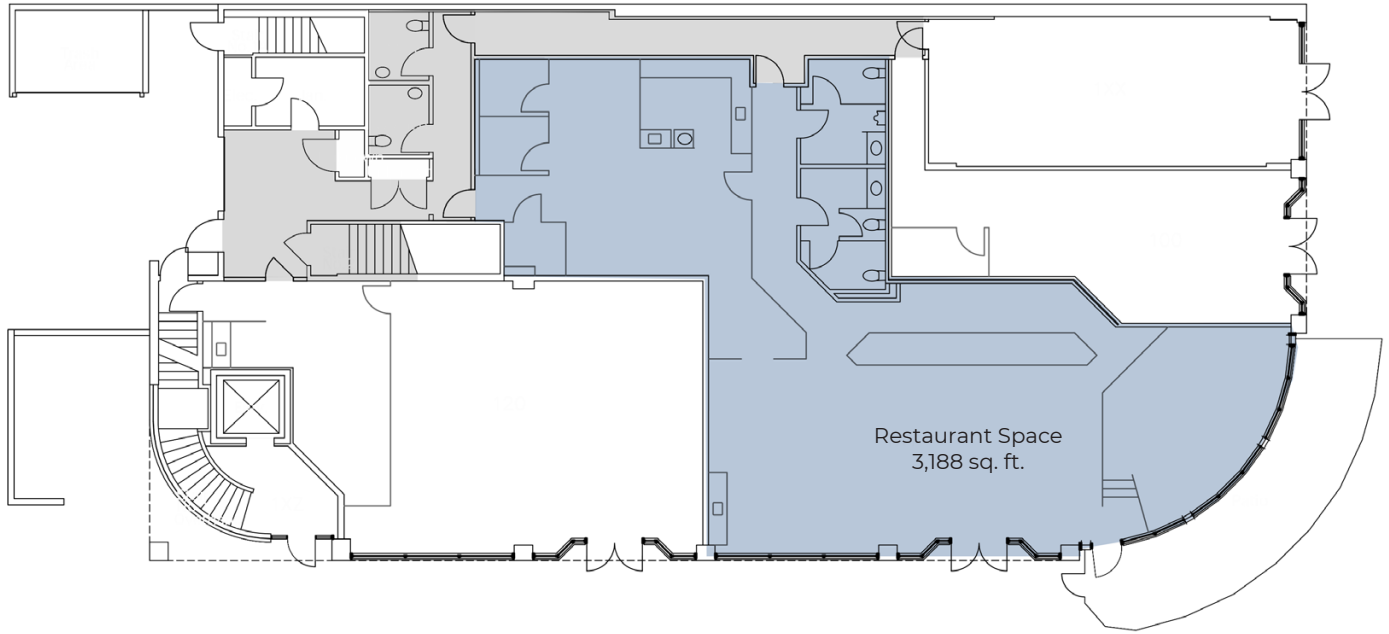
- Potential to Demise Space to 2,049 sq. ft. on the Hard Corner with Pearl Frontage for the Right Use and Credit Worthy Tenant - 10 Year Term Preferred
- Outdoor Patio Area and Restaurant Infrastructure in Place
- Basement Space Available at \$10.00 / sq. ft. Gross: 1,062 sq. ft. to Go with the Hard Corner & 1,000 sq. ft. to Go with the In-Line Space
- Phenomenal Exposure to Pearl Street and 15th Street with a Multi-Level Parking Structure Across the Street
- Great Neighboring Tenants Including: Montbell, Illegal Pete's, Avanti, Pedestrian Shops, Whole Sol, Kilwins, Sock'Em & Many Others
- Managed Locally by Unico Properties LLC - Known for Its Commitment Delivering Top-Tier Customer Service & Building Quality



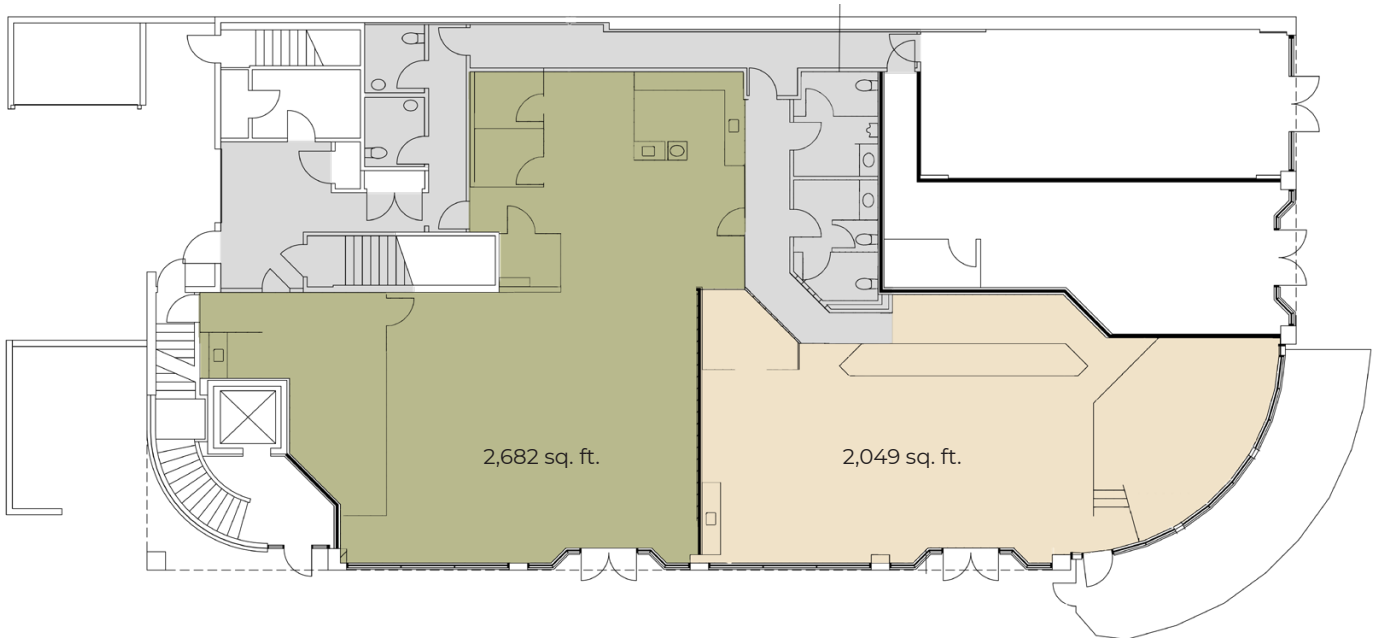
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2305 Canyon Blvd, Suite 200, Boulder, CO 80302 - (303) 442-1040



Current Floor Plan



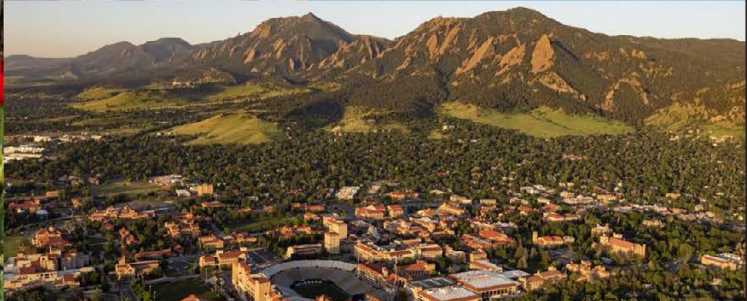
Potential Divisibility Floor Plan  
 2,049 sq. ft. + 2,682 sq. ft. = 4,731 sq. ft.  
 Square Footages to be Finalized by Landlord's Architect



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*Boulder's Leader in Commercial Real Estate*



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