



1701 Pearl Street

Boulder, CO

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 **Video Tour**

 **View Map**

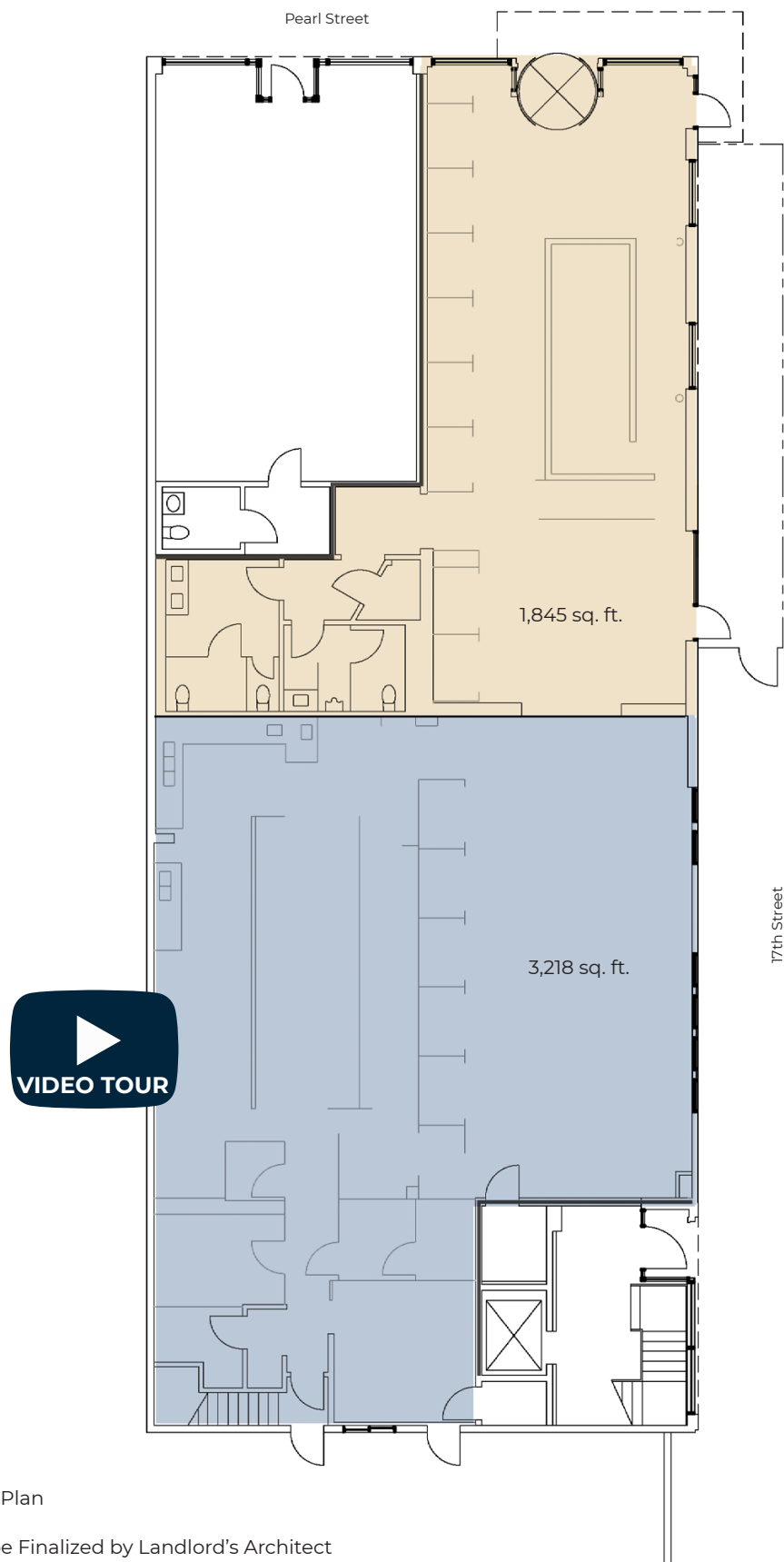
Retail / Restaurant Space Available on Downtown Boulder's Iconic Pearl Street

Available Space	1,845 - 5,063 sq. ft.
Lease Rate / sq. ft.	Negotiable
Expenses / sq. ft.	\$19.00 (est.)

- Potential to Demise Space to 1,845 sq. ft. on the Hard Corner with Pearl Frontage for the Right Use and Credit Worthy Tenant - 10 Year Term Preferred
- High Visibility Corner Retail Space with Attractive Outdoor Patio Area on Boulder's Pearl Street
- Significant Restaurant Infrastructure in Place
- Ample Street Parking & Nearby Multi-Level Parking Structure
- Great Neighboring Tenants Including: Patagonia, Snooze, Two Sole Sisters, Frasca, Title Nine, Box Car Coffee, Cured, Full Cycle & Many More
- Managed Locally by Unico Properties LLC - Known for Its Commitment to Delivering Top-Tier Customer Service & Building Quality



The information included has been obtained from sources believed reliable. While we do not doubt the accuracy of the information, it has not been verified and no guarantee, warranty, or representation is being made.



Potential Divisibility Plan
 1,845 - 5,063 sq. ft.
 Square Footage to be Finalized by Landlord's Architect



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