



GIBBONS WHITE  
INCORPORATED

CHASE

# 2950 Pearl Street

Boulder, CO

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 Photos & Video Tour

 View Map

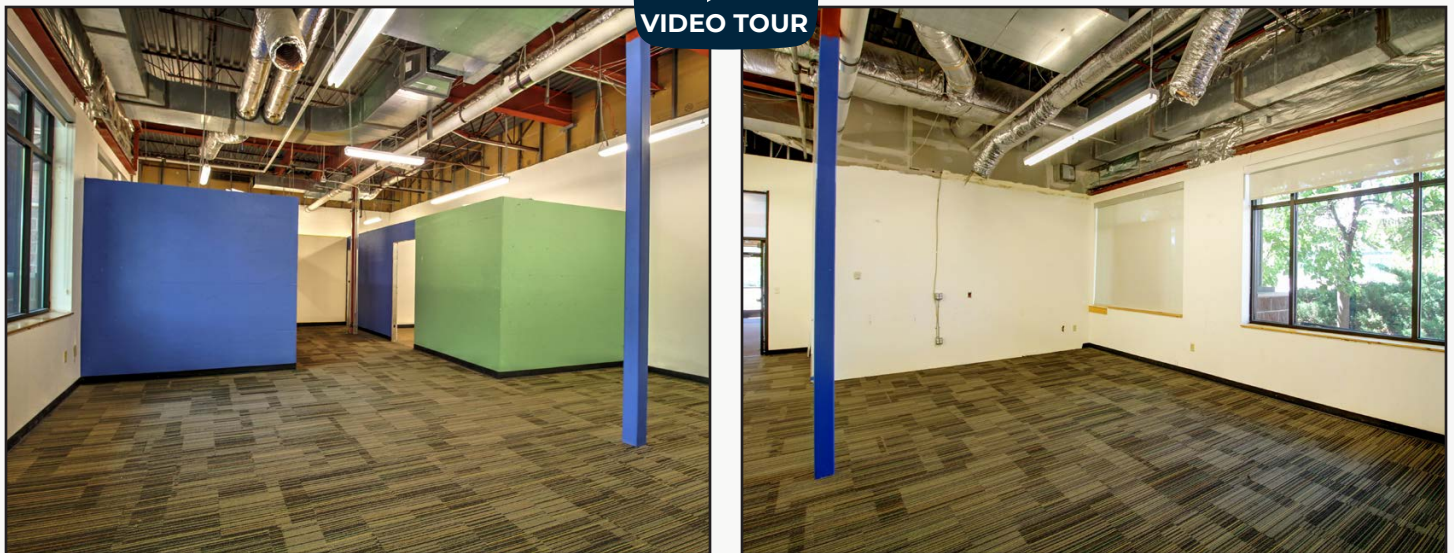
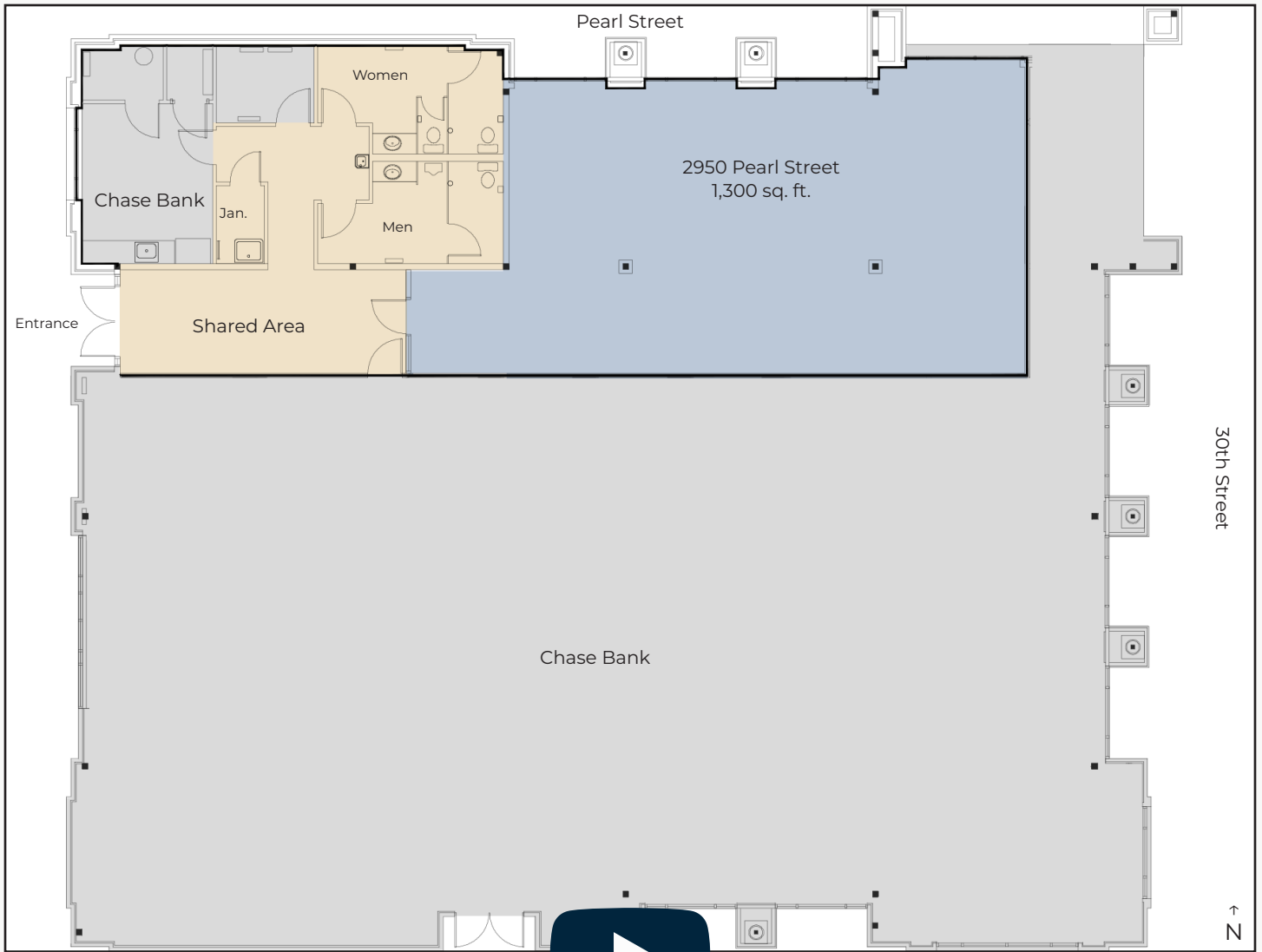
## Prime Pearl Street Office Space For Lease - Major Leasing Incentive!

Available Space	1,300 sq. ft.
Lease Rate / sq. ft.	<del>\$42.00 Gross</del> <b>\$32.00 Gross</b>
Lease Rate / Month Gross	\$3,467

\*Including Utilities

- Introductory Year 1 Rate of \$32.00 Gross (Equivalent to ~\$18.00 NNN) with Year 2 Rate of \$42.00 Gross (Equivalent to ~\$28.00 NNN)
- 4 Private Offices & Open Work Area with Exposed 10 ft. Ceilings & Spiral Ducts
- Great Window Lines with an Abundance of Natural Light
- Convenient Location Across from Whole Foods & Adjacent 29th Street Mall & Boulder Bike Trail System
- Easily Accessible from Hwy 36 & Foothills Parkway
- Free Rent and / or Tenant Improvement Allowance Available
- 5 Unreserved Parking Spaces Available

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.



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