



DOWNTOWN OFFICE SPACE FOR LEASE

1017 Pearl Street
Boulder, Colorado

AVAILABILITY

ENTIRE 2ND FLOOR	3,000 RSF
BASE RATE	\$24.00 / RSF / NNN
EXPENSES	\$12.26 / RSF
PARKING	4 SPACES (2 TANDEM)

PROPERTY FEATURES

- Creative open floor plan concept just off the west-end of the Pearl Street Mall.
- Entire second floor available, currently configured with a few private offices, open area for workstations, conference room, and private restrooms.
- Space features high exposed ceilings, skylights, and operable windows.
- Within walking distance of numerous amenities.

WALK SCORE®

- 94** *Walker's Paradise*
Daily errands do not require a car.
- 82** *Biker's Paradise*
Daily errands can be accomplished on a bike



FOR MORE INFORMATION CONTACT:

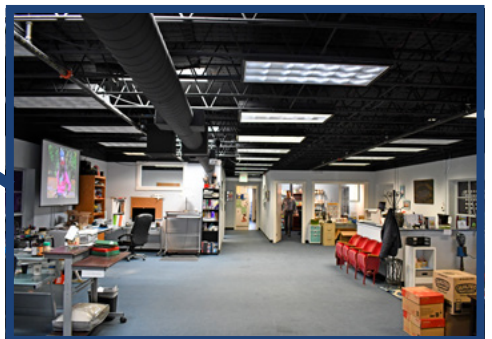
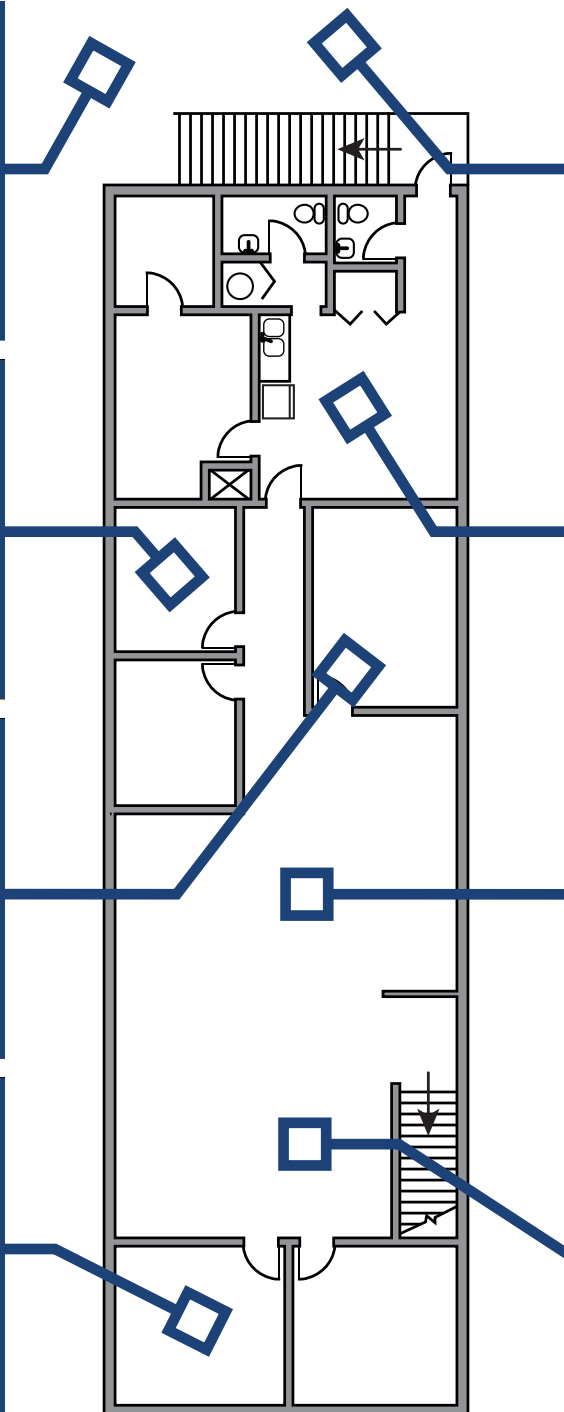
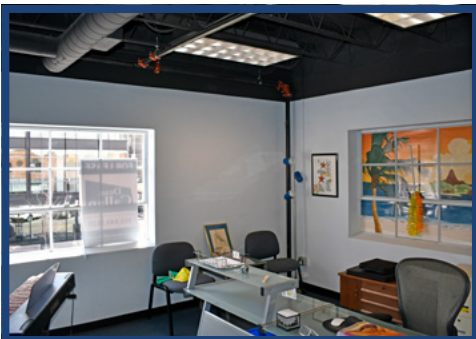
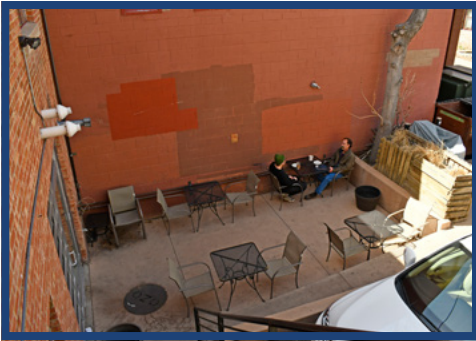
DEAN CALLAN & COMPANY
1510 28th Street, Suite 200
Boulder, Colorado 80303
303.449.1420
www.deancallan.com

DRYDEN DUNSMORE
303.945.2019
dryden@deancallan.com

TORREY PATTERSON
720.826.2291
tpatterson@deancallan.com



FLOOR PLAN



All information furnished regarding this property is obtained from sources deemed reliable. Dean Callan & Company, Inc. makes no representation, guarantee or warranty, expressed or implied, as to the accuracy thereof.

FOR MORE INFORMATION CONTACT:

DRYDEN DUNSMORE
303.945.2019
dryden@deancallan.com

TORREY PATTERSON
720.826.2291
tpatterson@deancallan.com

