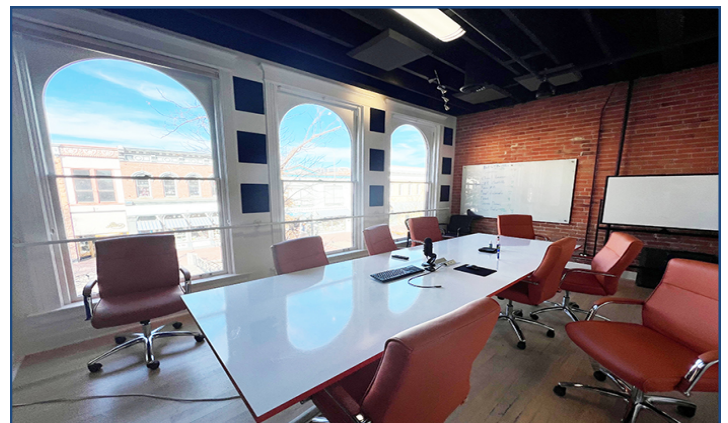


**1222 Pearl Street**  
**Unit 200**  
**Boulder, CO**

**3,813 Square Feet**

## **Office Space Available!**

- Beautiful open floorplan
- Hardwood flooring and exposed red brick on east and west walls
- Beautiful tile entryway
- Rooftop deck w/ stunning Flatiron views
- Freight elevator access to space
- Kitchenette, full bathroom and shower in unit
- Handicap accessible
- Beautiful large rounded windows and skylight for ample natural light
- Overlooking Pearl Street Mall
- Waiting room/reception area
- Closed meeting/conference room
- Dedicated stair access



**TEBO**  
PROPERTIES

Contact us for more information:

[leasing@teboproperties.com](mailto:leasing@teboproperties.com)

303-447-8326

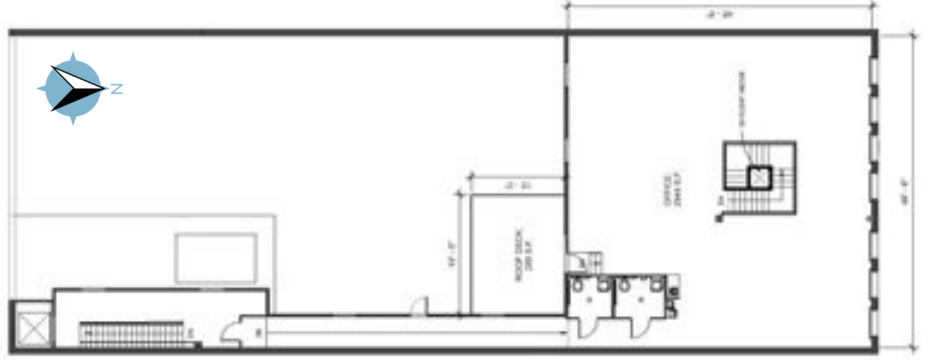
[www.TEBOproperties.com](http://www.TEBOproperties.com)

# OFFICE SPACE FOR LEASE

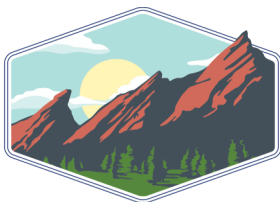
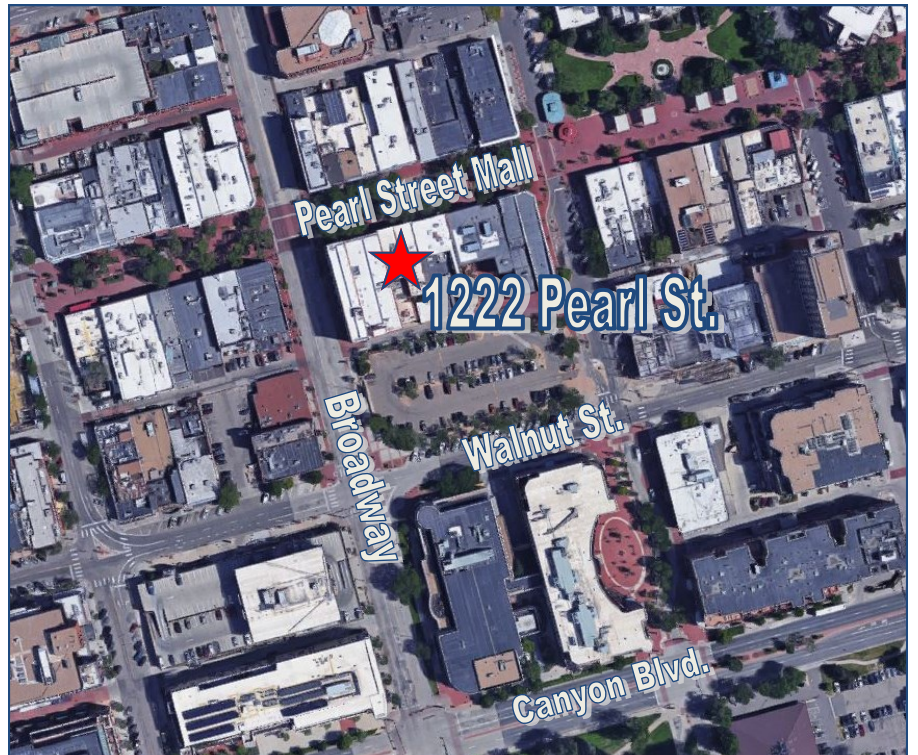
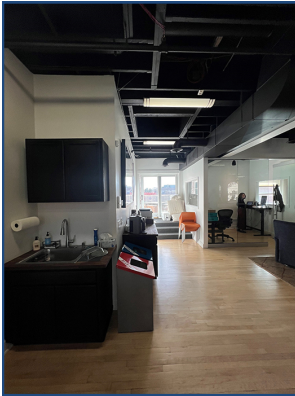


**TEBO**  
PROPERTIES

## 1222 Pearl Street, Boulder, CO



| Unit                                | Square Footage | Price                                                           |
|-------------------------------------|----------------|-----------------------------------------------------------------|
| <b>200</b><br>(Available 6/30/2024) | <b>3,813</b>   | <b>\$26.75/SF + \$15.05 (NNN)</b><br><b>= \$13,281.95/Month</b> |



**TEBO**  
PROPERTIES

Contact us for more information:  
[leasing@teboproperties.com](mailto:leasing@teboproperties.com)  
303-447-8326  
[www.TEBOproperties.com](http://www.TEBOproperties.com)