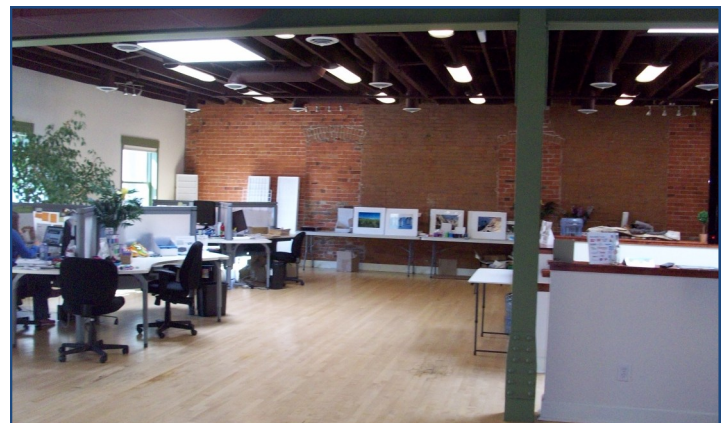


1222 Pearl Street
Suite 200
Boulder, CO

3,813 Square Feet

Office Space Available!

- **Prime Pearl Street Location:** Overlooking the Pearl Street Mall
- **Flexible Layout:** Beautiful open floorplan with option for custom build-out, plus a dedicated waiting room/reception area and a closed meeting/conference room
- **Historic Character:** Hardwood flooring, exposed red brick on the east and west walls, and a beautiful tile entry
- **Rooftop Deck:** Stunning Flatiron views from the rooftop deck
- **Bright Interiors:** Beautiful large rounded windows and a skylight provide ample natural light
- **Amenities:** Kitchenette, full bathroom, and shower in-unit
- **Access:** Freight elevator access, dedicated stair access, and handicap accessible



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Contact us for more information:

leasing@teboproperties.com

303-447-8326

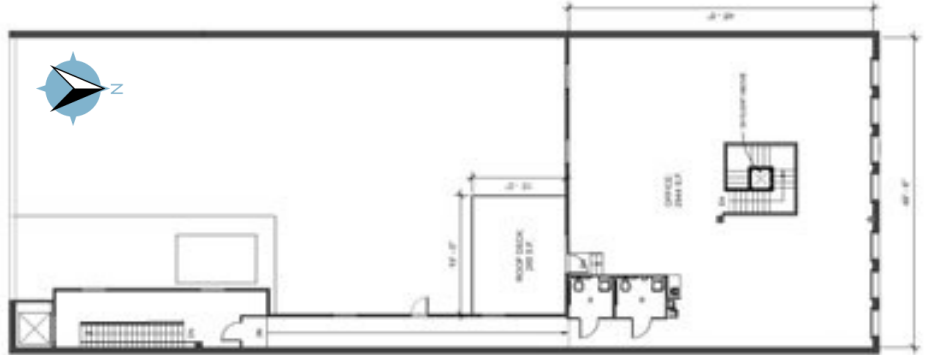
www.TEBOproperties.com

OFFICE SPACE FOR LEASE

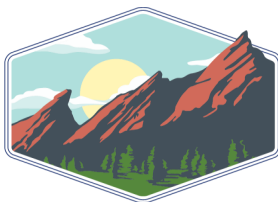
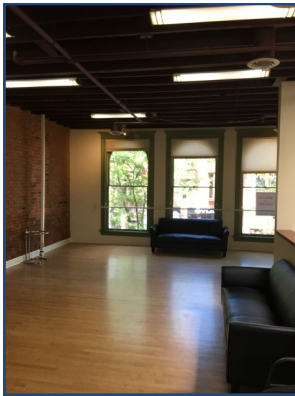


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1222 Pearl Street, Suite 200



Unit	Square Footage	Price
		NNN as of 12/31/26
200	3,813	$\$24.00/\text{SF} + \$14.95 \text{ (NNN)} = \$12,376.36/\text{MO}$



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