



1420 Pearl Street

Boulder, CO

Fantastic Pearl Street Retail for Sublease **on the Bricks**

Chris Boston, CCIM, MBA

cboston@gibbonswhite.com

(303) 586-5930

Kegan McNutt

kegan@gibbonswhite.com

(303) 586-5929

www.gibbonswhite.com

[Property Info & Gallery](#)

[View Map](#)

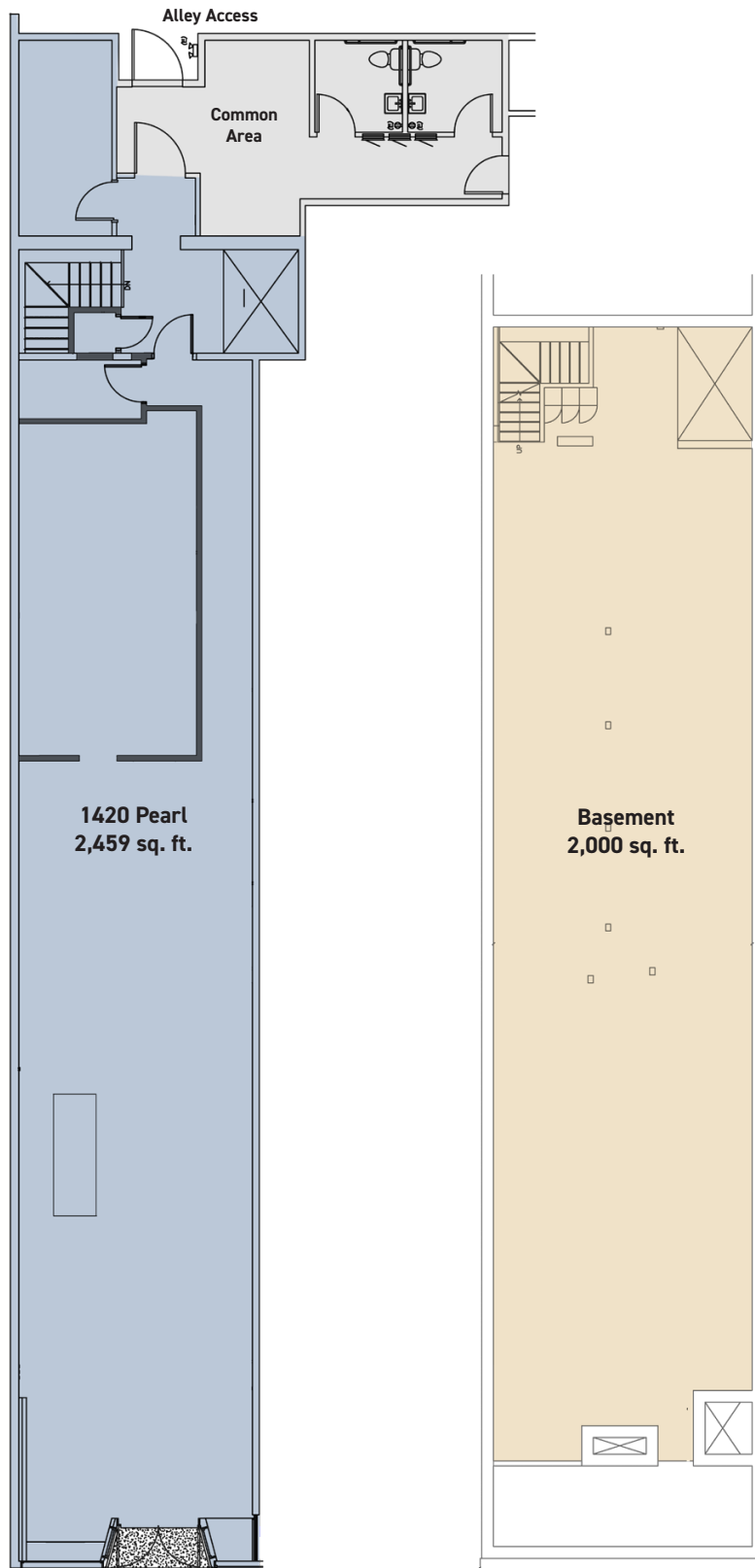
Leasing Incentive!

Available Space	2,459 sq. ft.
Lease Rate / sq. ft.	\$65.00 NNN
Expenses / sq. ft.	\$20.45*

**Including Utilities*

- **1 Month of Gross Free Rent Offered for Every Year of Lease Term!**
- Excellent Foot Traffic & Exposure on the Bricks of the Pearl Street Pedestrian Mall
- Light, Contemporary Retail Space with 16' Ceilings & Floor to Ceiling Storefront Windows
- Additional 2,000 sq. ft. of Basement Storage Space Available at \$10.00 / sq. ft. Gross with Elevator Access
- Common Area Restrooms
- Great Neighboring Tenants Including: Postino, Black Diamond, Avanti, Illegal Pete's, Montbell & Many More

© 2025 Gibbons-White, Inc.



Pearl Street Pedestrian Mall

