



DEAN CALLAN & COMPANY INC

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DOWNTOWN OFFICE SPACE FOR LEASE

1017 PEARL STREET
BOULDER, COLORADO 80302

Fantastic opportunity to lease a full second floor office space located just off the west end of Historic Pearl Street Mall. The space is configured with a few private offices, open area with a few workstations, a conference room, and private restrooms. 1017 Pearl Street is part of the fabric of Pearl Street with world-class shopping and restaurants just steps away.

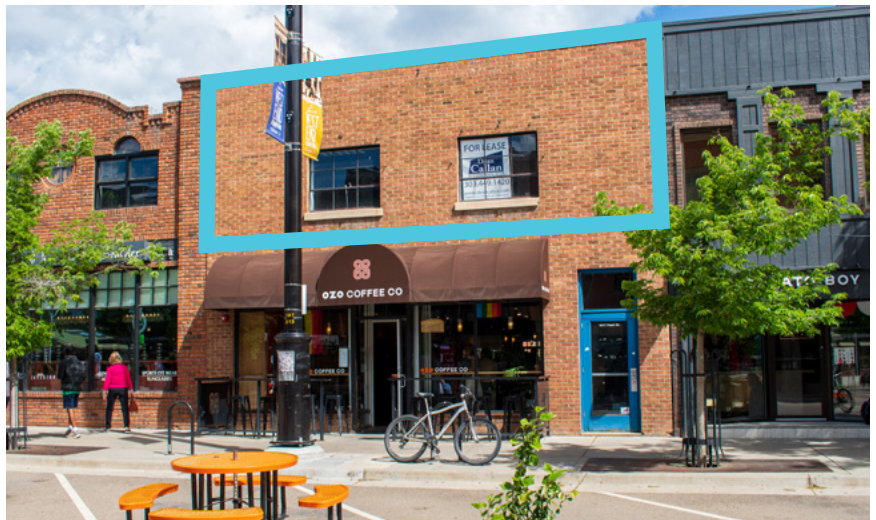
Call us for more information and to set up a tour.

TERMS

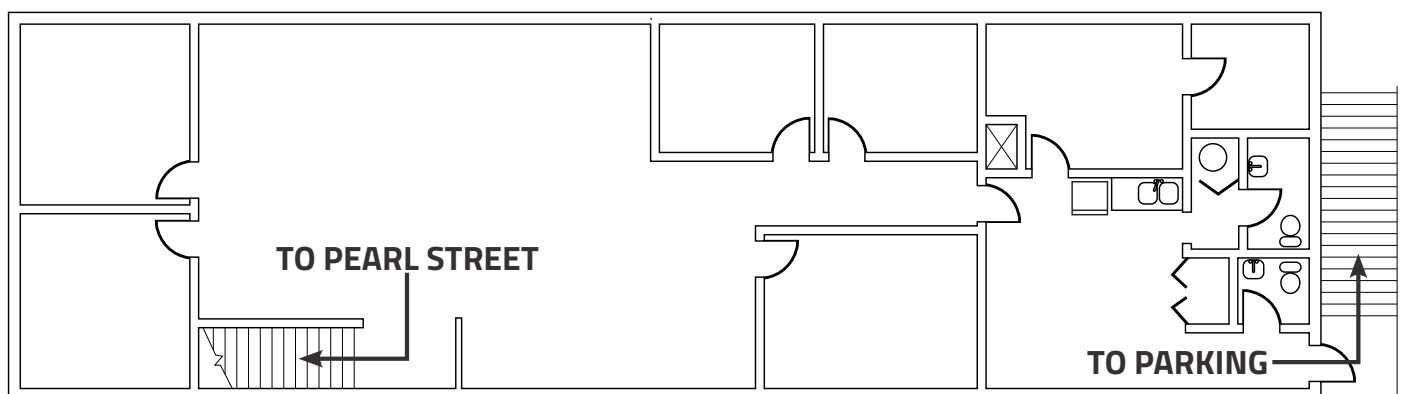
Entire 2nd Floor:	3,000 SF
Base Rate:	\$15.00 / RSF / NNN
Expenses:	\$14.40 / SF (Excluding Utilities and Suite Janitorial) Est. 2026
Parking	4 Spaces (2 Tandem)

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.



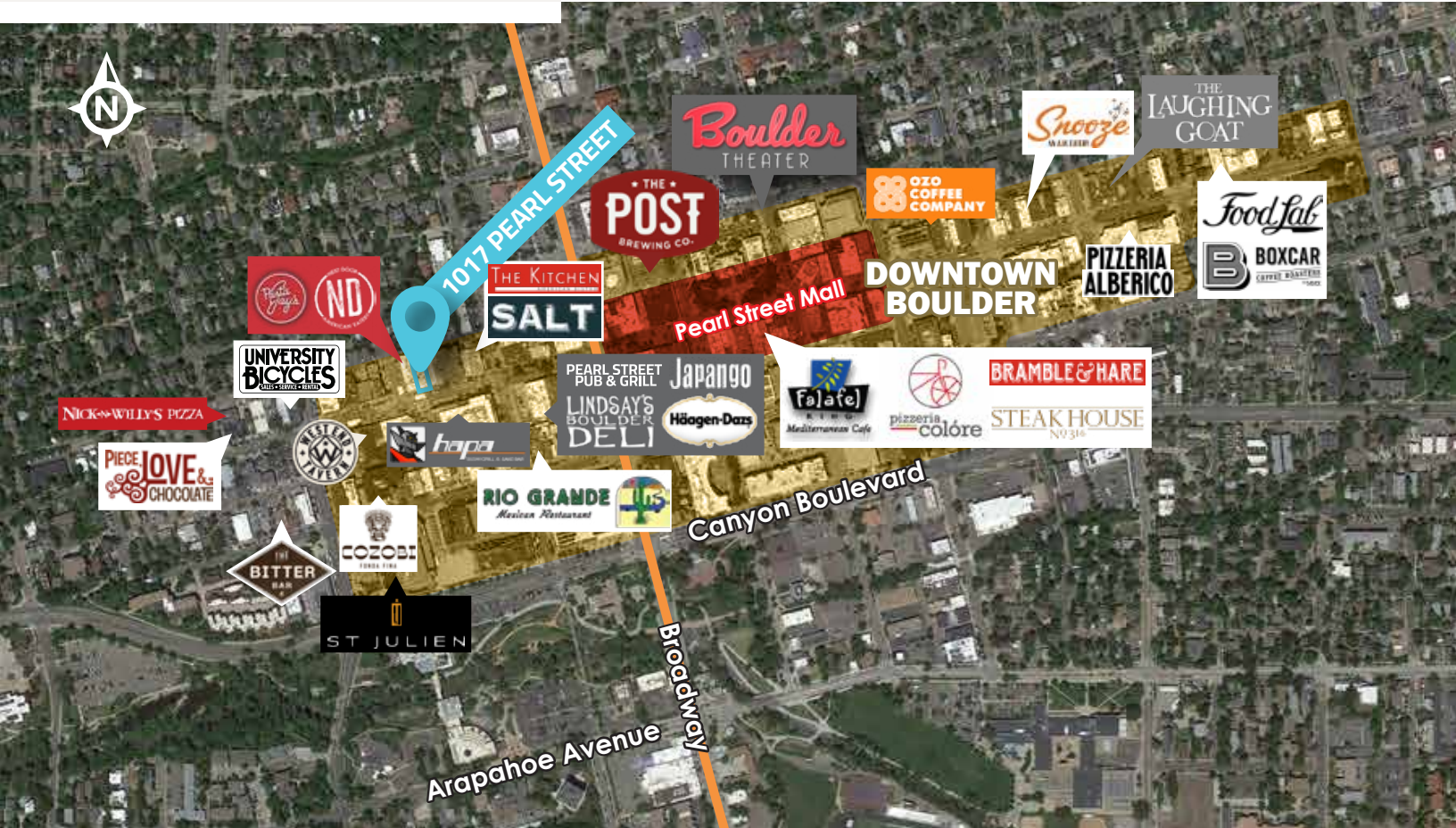
FLOOR PLAN



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