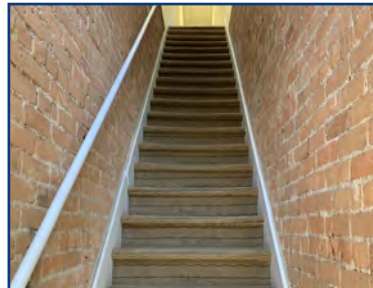


1045 Pearl Street
Boulder, CO

2,300
Square Feet

Office Space Available!

- **Prime Downtown Location:** Situated in the heart of Boulder on iconic Pearl Street with excellent proximity to the Pearl Street Mall
- **Second-Floor Office Suite:** 2,300 SF of Class A space with an open floorplan ideal for a variety of office users
- **Bright & Inviting:** Abundant natural light and Pearl Street views create an energizing work environment
- **Modern Glass Conference Room:** Recently added private conference space with sleek glass walls for a contemporary, professional feel
- **Quality Interior Finishes:** Features hardwood flooring, beautiful wood accents, and a private restroom
- **Flexible Parking Options:** Alley parking available through a separate lease agreement



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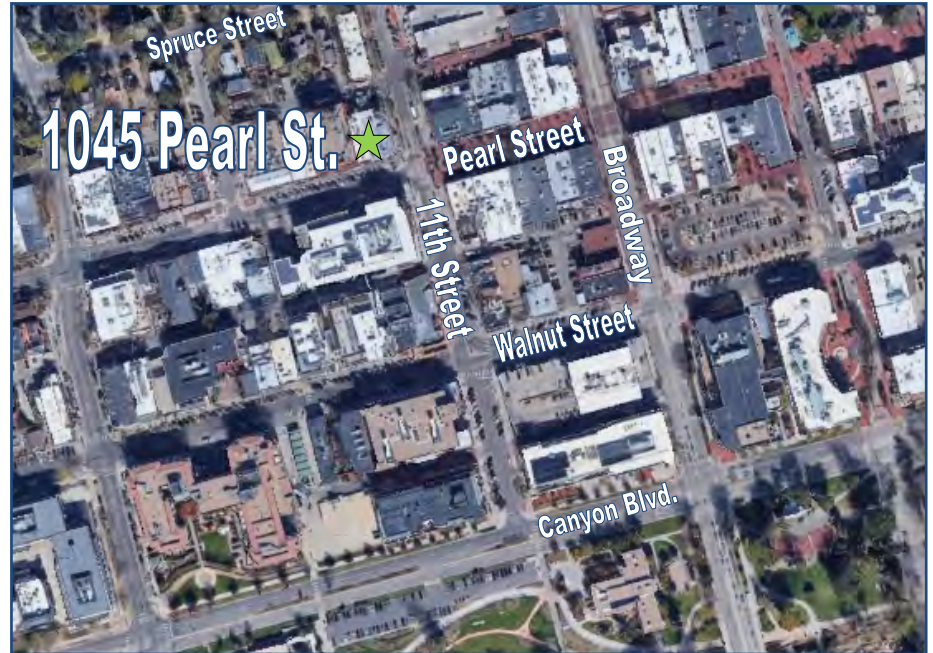
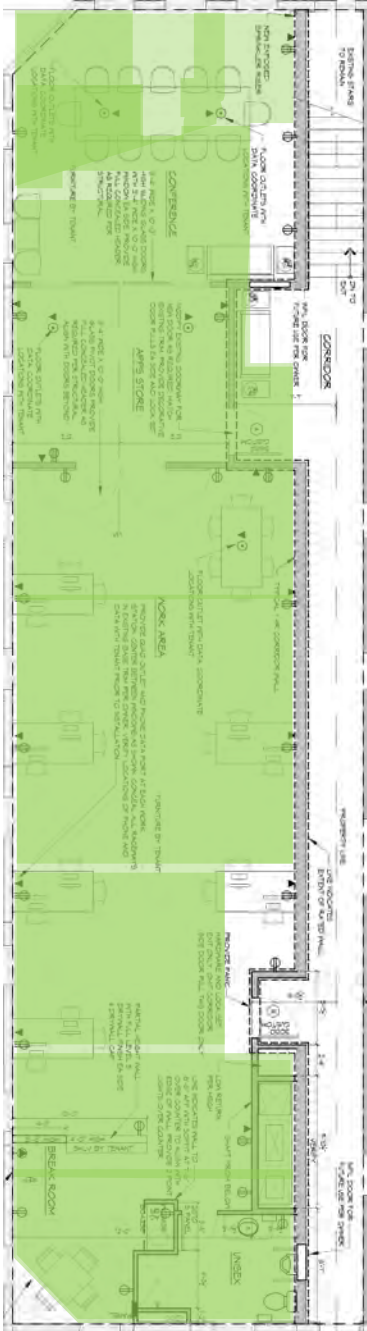
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OFFICE SPACE FOR LEASE



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1045 Pearl Street, Boulder, CO



Unit	Square Footage	Price
		<i>*All NNN are as of 12/31/24</i>
1045	2,300	CALL FOR RATE!

 - Available for Lease



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