



1401 Pearl Street  
Boulder, CO

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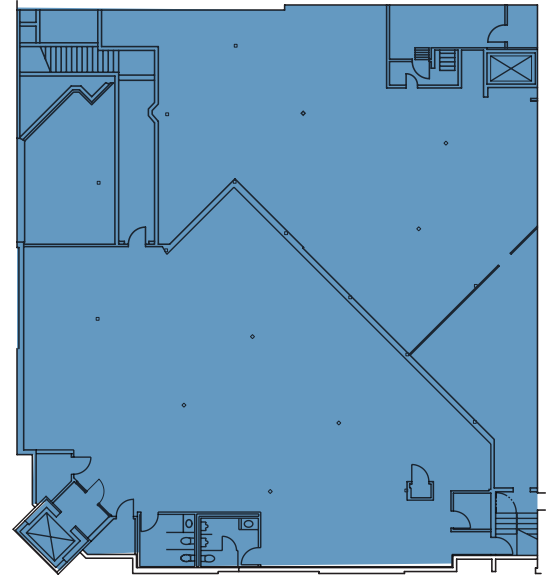
Boulder Pearl Street  
**Portfolio**



# Available Space

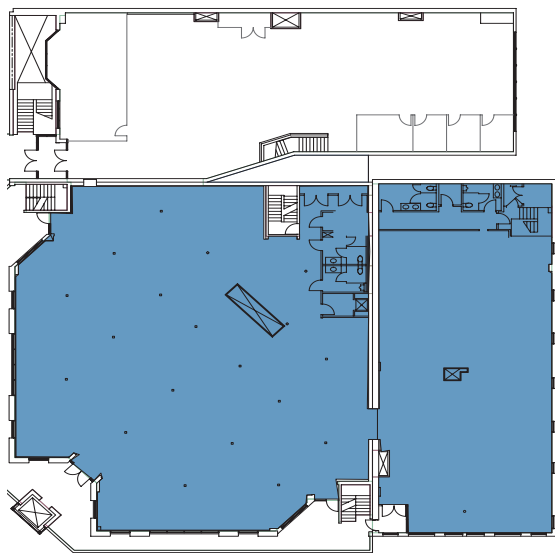
## Lower Level

Suite LL | 4,008 sf



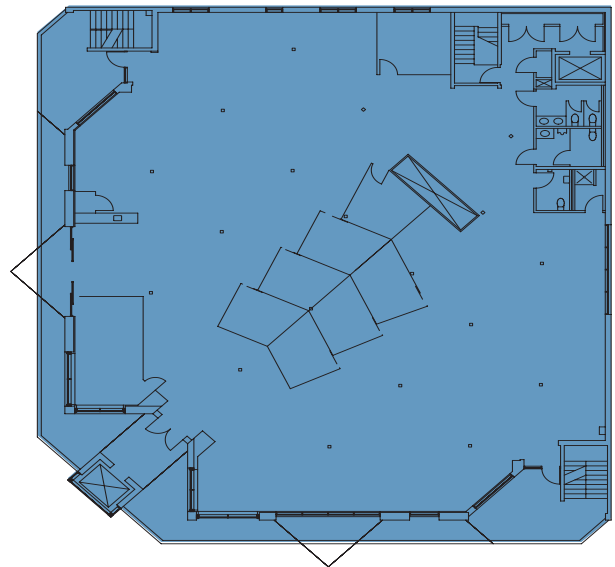
## Second Level

Suite 200 | 15,282 sf



## Third Level

Suite 300 | 9,726 sf



LEASING

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## Features

- **Direct pass-through on the 2nd floor to 2010 14th for an additional 15,000 - 16,000 RSF**
- Ideal location on the bricks of the Pearl Street Mall
- Avanti taking the 1st and 4th floors
- New façade and extensive exterior upgrades in progress
- Located on Boulder's iconic Pearl Street pedestrian mall
- Above market parking ratio in a private parking garage adjacent to the building
- Open ceilings, open floorplan
- Providing numerous chef driven food options only steps away
- **Lower level available - 4,008 RSF**. Ideal for a training room, conference room, workout room, or game room