



Boulder Pearl Street Portfolio

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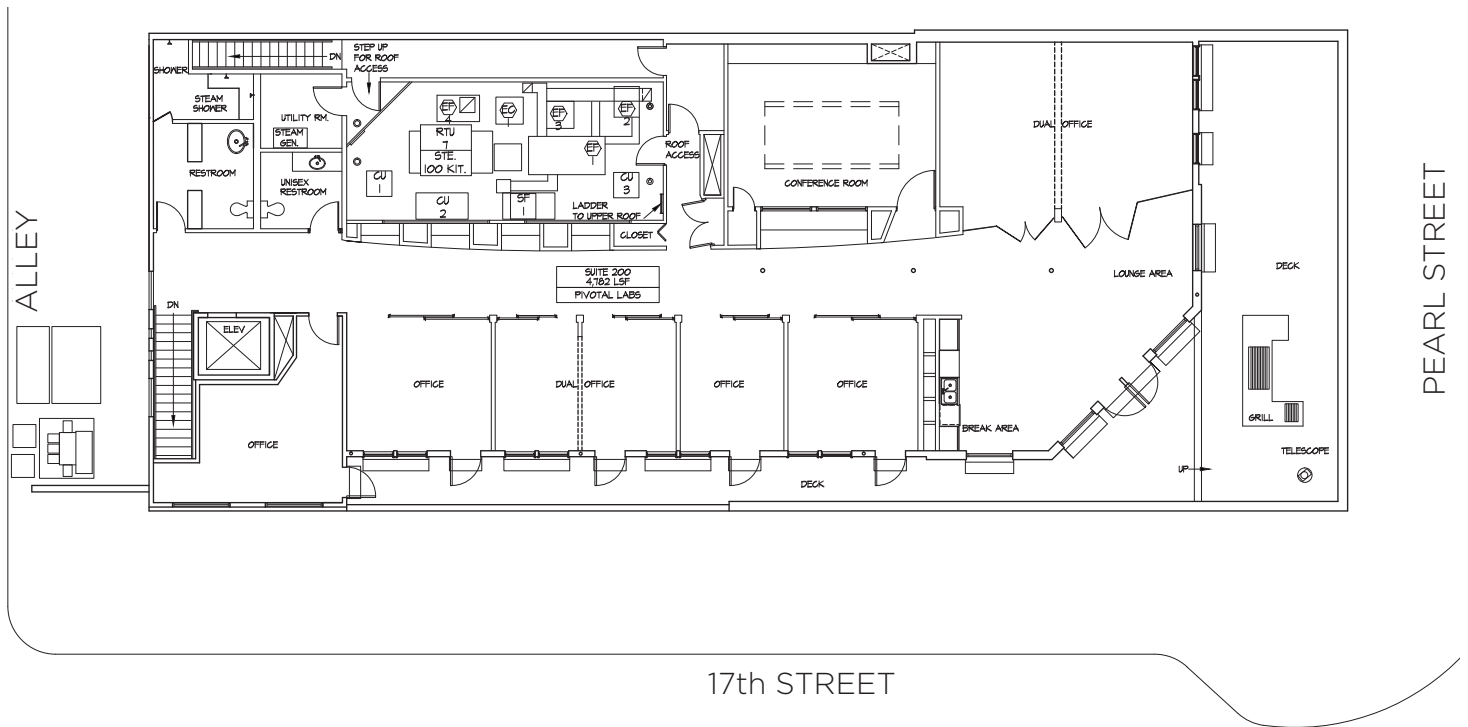
1701 Pearl Street  
Boulder, CO



# Available Space

## Second Level

Suite 200 | 5,523 sf



LEASING

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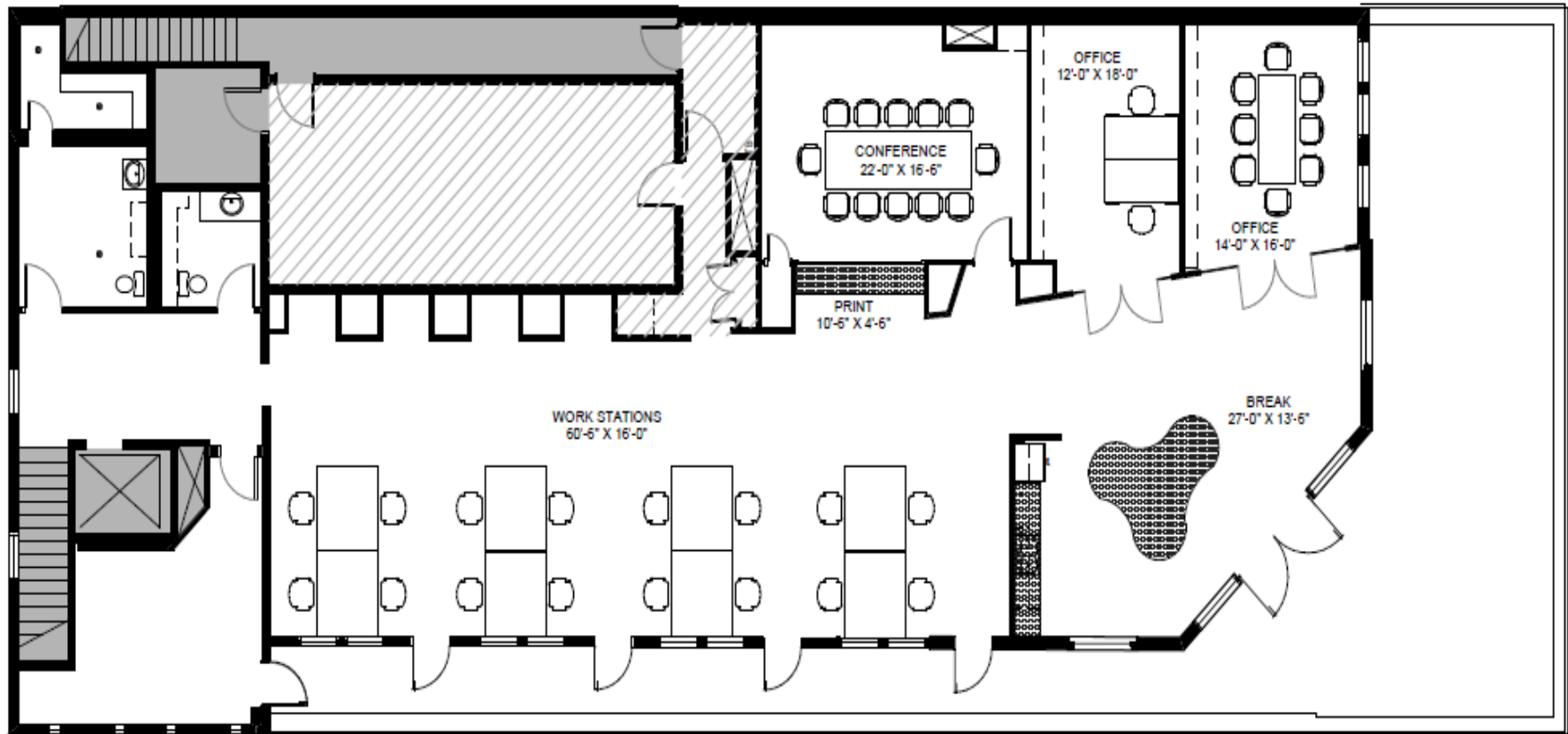
## Features

- Highly visible location - 2 blocks off the pedestrian mall
- Efficient floorplan with highly upgraded finishes
- Panoramic deck with unobstructed views of the Flatirons, including built-in grill
- Available now



# PEARL STREET PORTFOLIO

## Hypothetical Plan: Option 1



# 1701 Pearl

## Second Level 5,330 SF

For further leasing information please contact:

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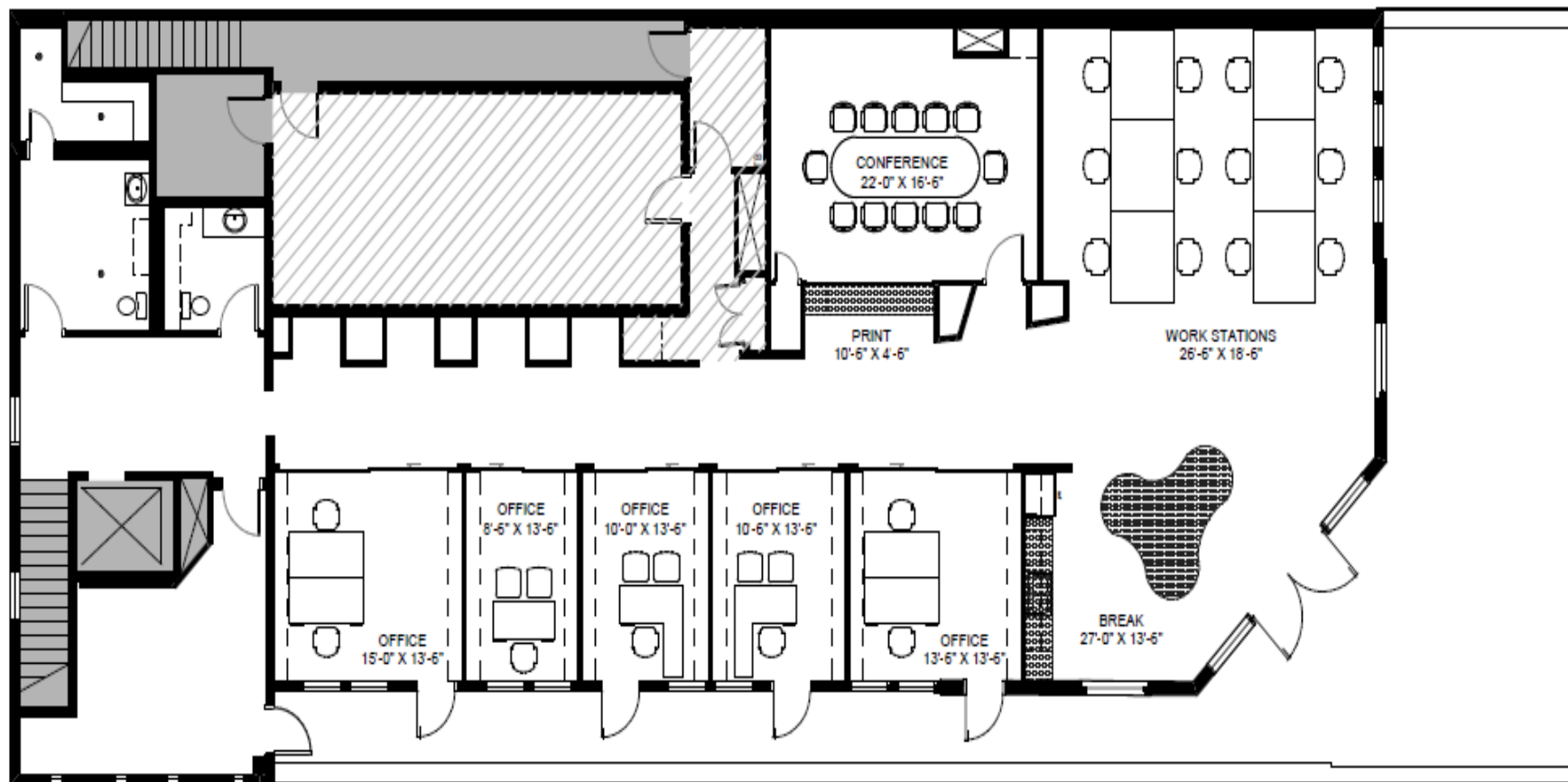
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# PEARL STREET PORTFOLIO

## Hypothetical Plan: Option 2



# 1701 Pearl

## Second Level 5,330 SF

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