



Boulder Pearl Street Portfolio

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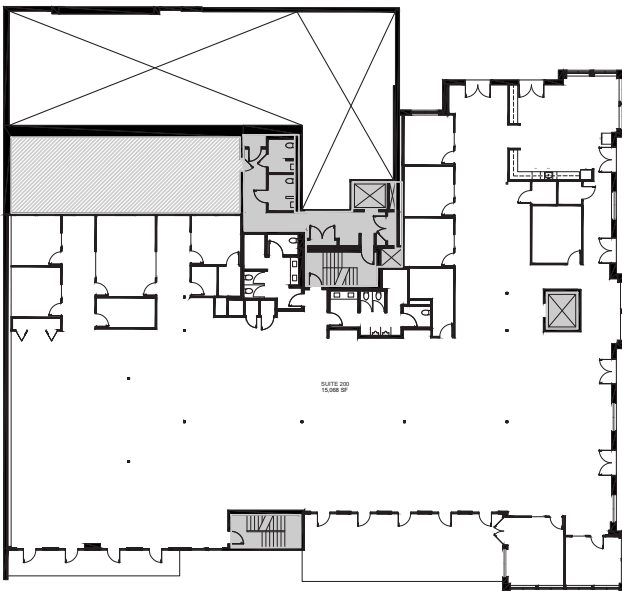
1738 Pearl Street  
Boulder, CO



# Available Space

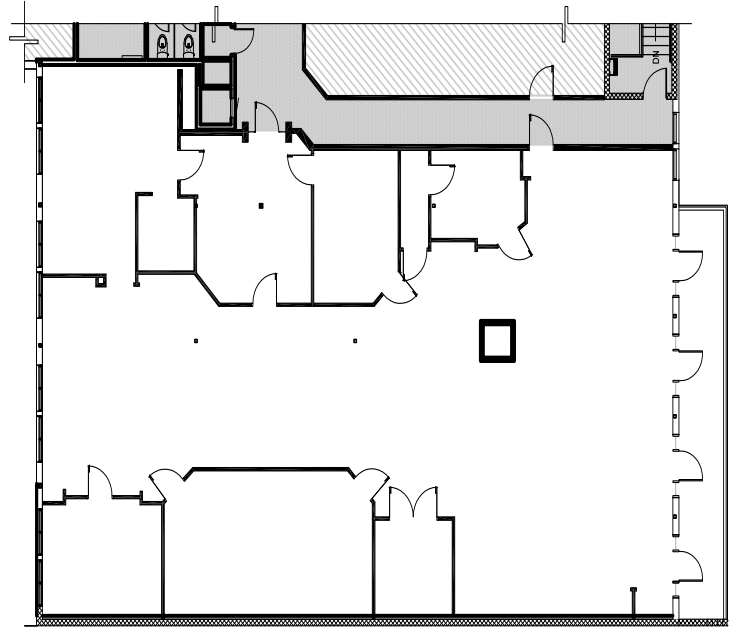
## Second Level

Suite 200 | 15,068 sf



## Third Level

Suite 302 | 4,996 sf



LEASING

**Joseph Heath**  
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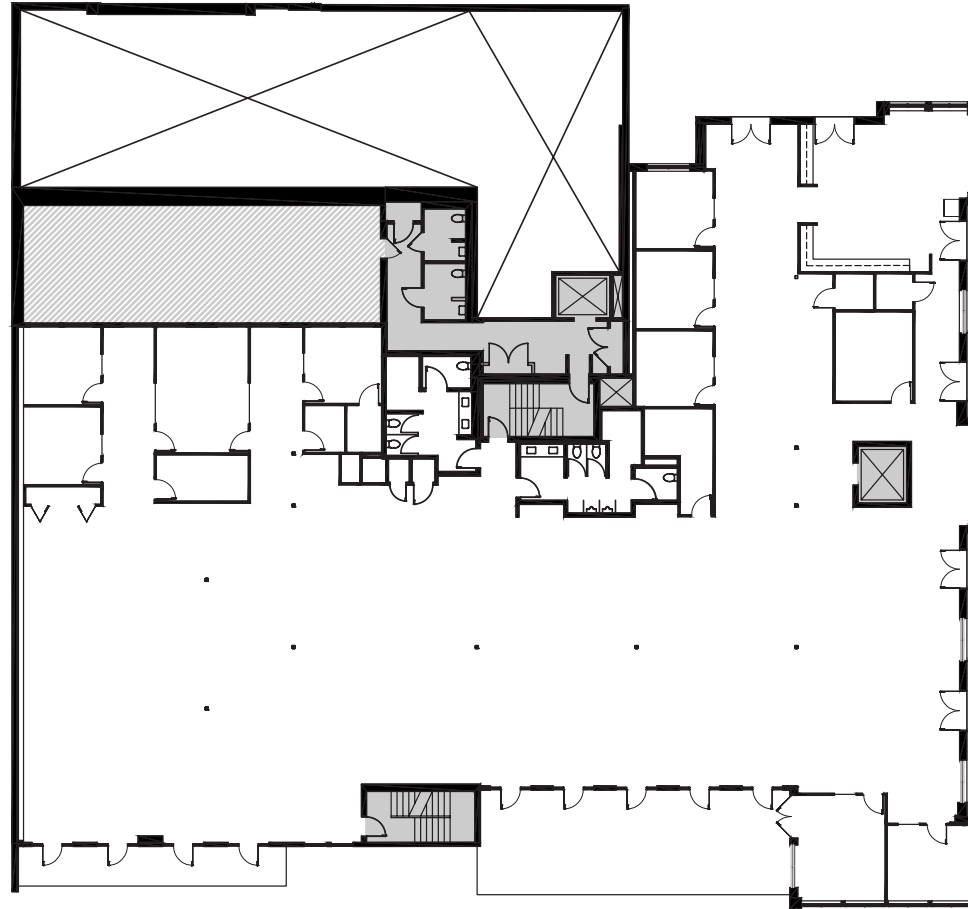
**Don Misner**  
303.217.7957  
don.misner@am.jll.com



## Features

- 20,064 SF availability
- Highly desirable downtown location within walking distance to numerous Pearl Street amenities
- Exceptional office space overlooking Pearl Street with an abundance of windows and Flatiron views
- On-site showers and changing rooms
- 2 on-site covered parking spaces and off-site structure parking - plus secure bike storage
- Managed locally by Unico Properties LLC - known for its commitment to delivering top-tier customer service and building quality

# PEARL STREET PORTFOLIO



# 1738 Pearl

## Suite 200 4,056 SF

For further leasing information please contact:

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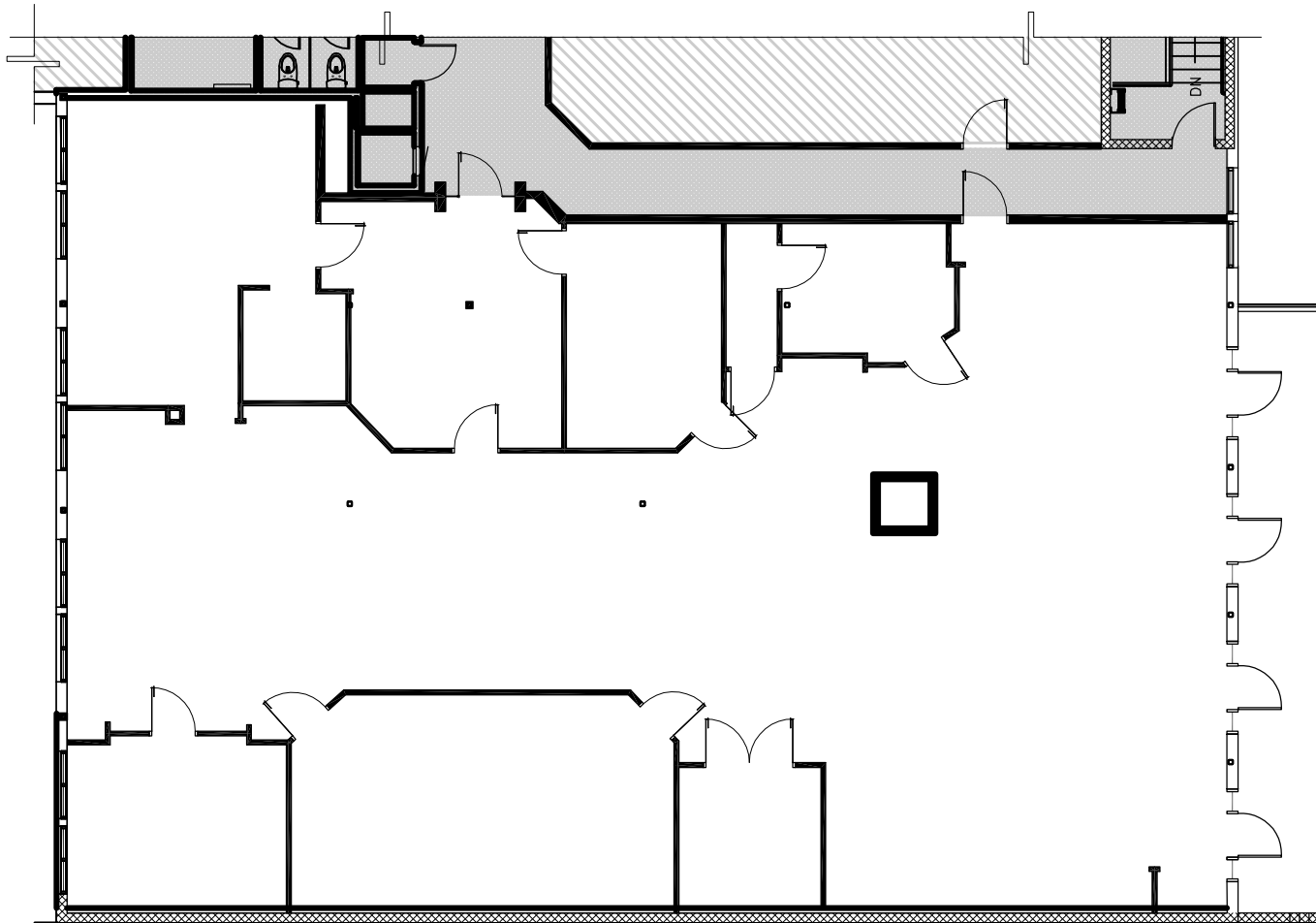
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# PEARL STREET PORTFOLIO



## 1738 Pearl

## Suite 302 4,996 SF

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