



2040 14<sup>th</sup> Street  
Boulder, CO

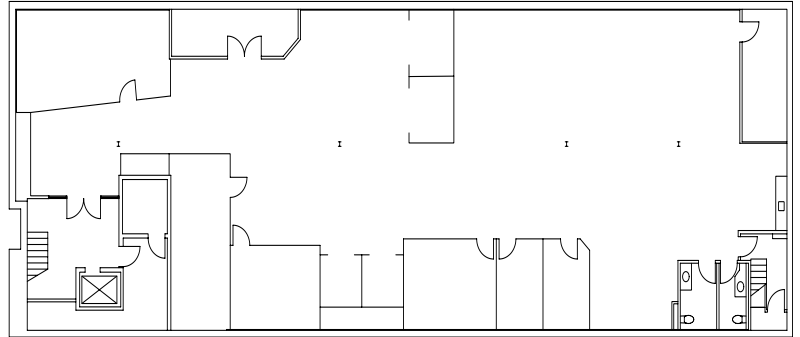
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Boulder Pearl Street  
**Portfolio**

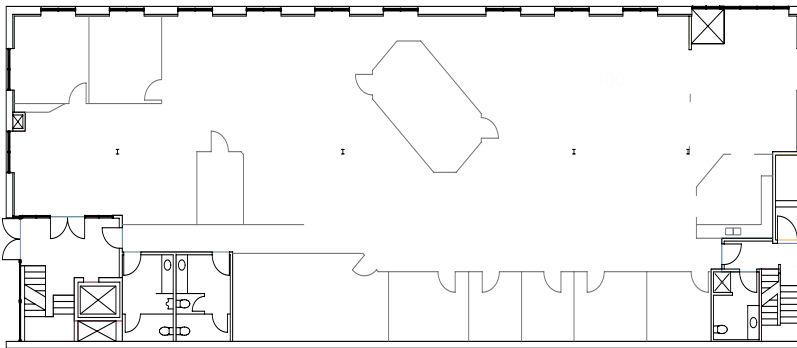


# Available Space

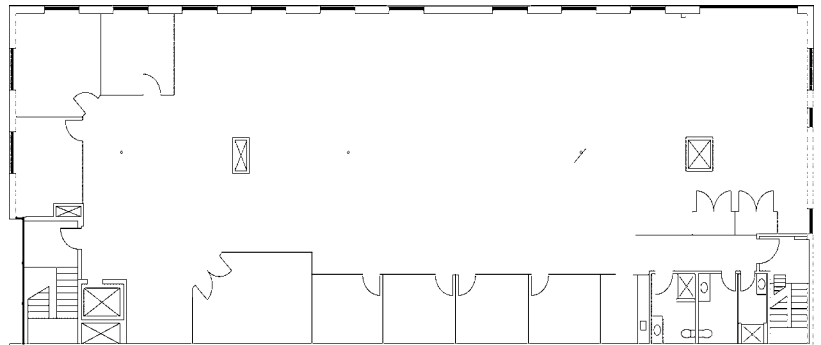
**Lower Level**  
Suite 010 | 6,319 RSF



**First Level**  
Suite 100 | 6,415 RSF



**Second Level**  
Suite 200 | 6,703 RSF



LEASING

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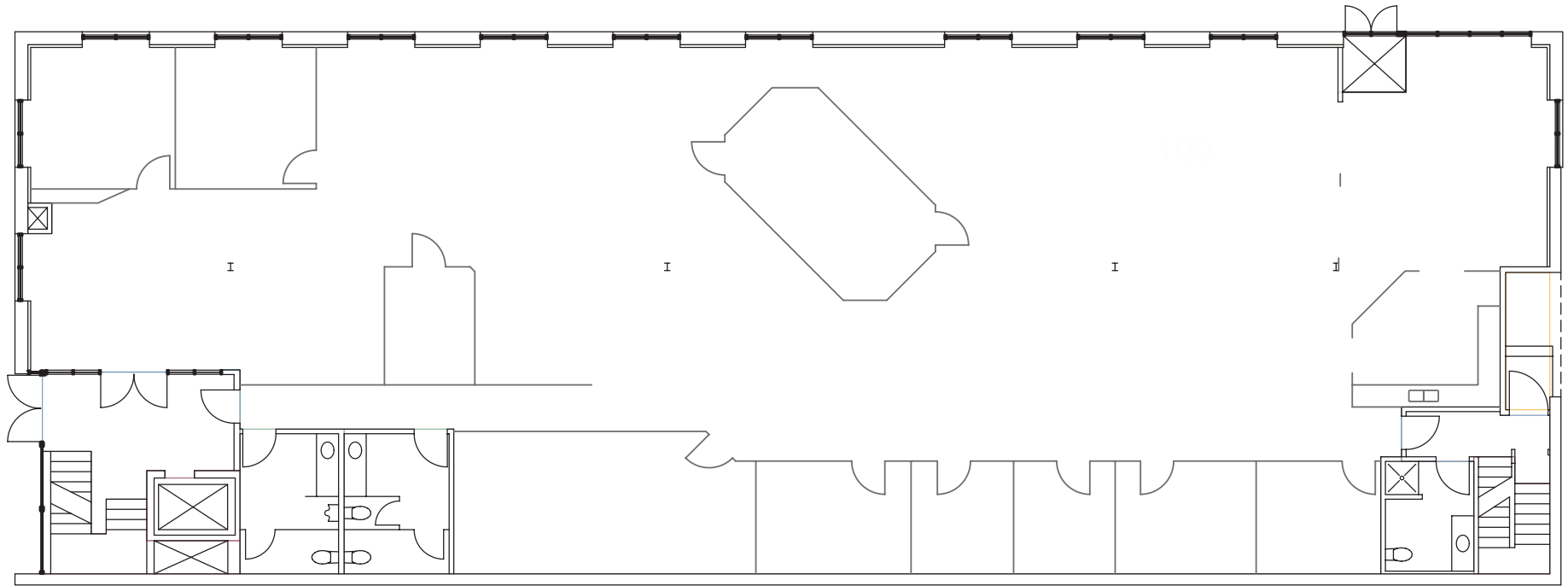


## Features

- **Full building available May 2022** \*the main level is only floor not currently available
- Steps away from Avanti
- Steps away from the bricks of Boulder's iconic Pearl Street Pedestrian Mall
- Immediate access to an abundance of restaurants and shops
- Above market parking ratio in private parking garage with proximity to the building
- Open ceilings, open floorplan

# PEARL STREET PORTFOLIO

## CURRENT CONDITION



# 2040 14<sup>th</sup> STREET

## Floor 1 6,415 RSF

For further leasing information please contact:

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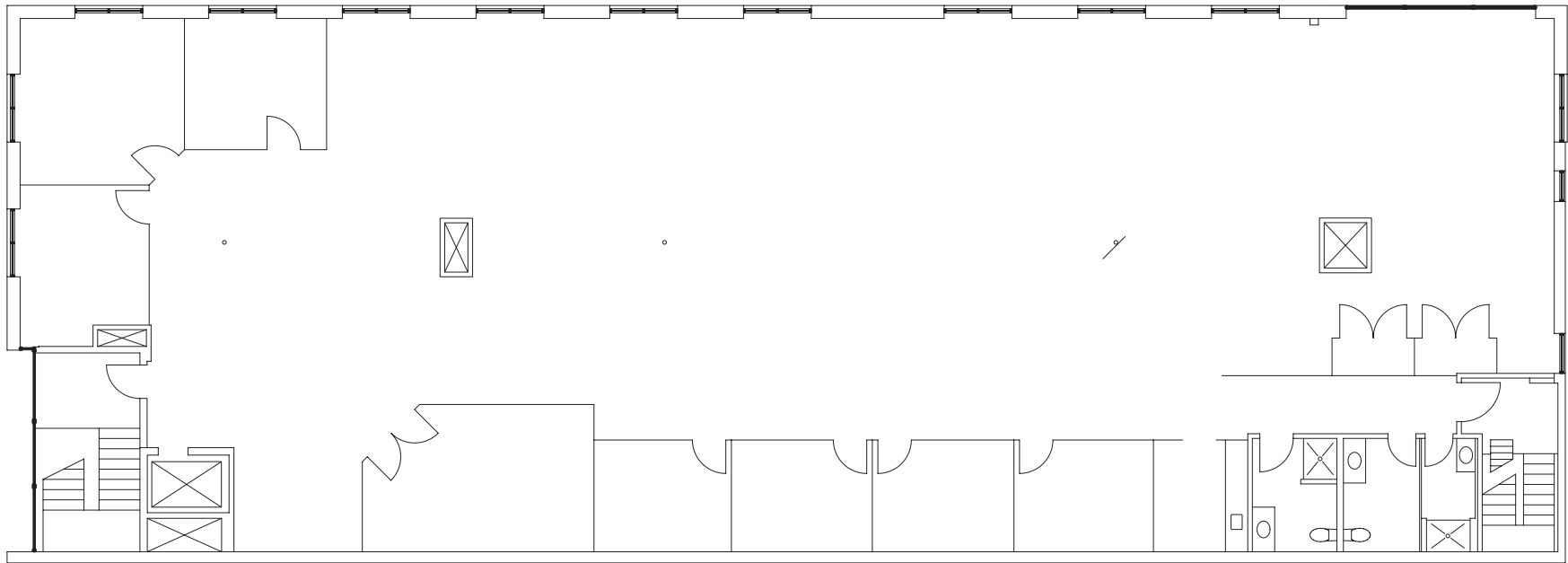
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# PEARL STREET PORTFOLIO

## CURRENT CONDITION



# 2040 14<sup>th</sup> STREET

## Floor 2 6,703 RSF

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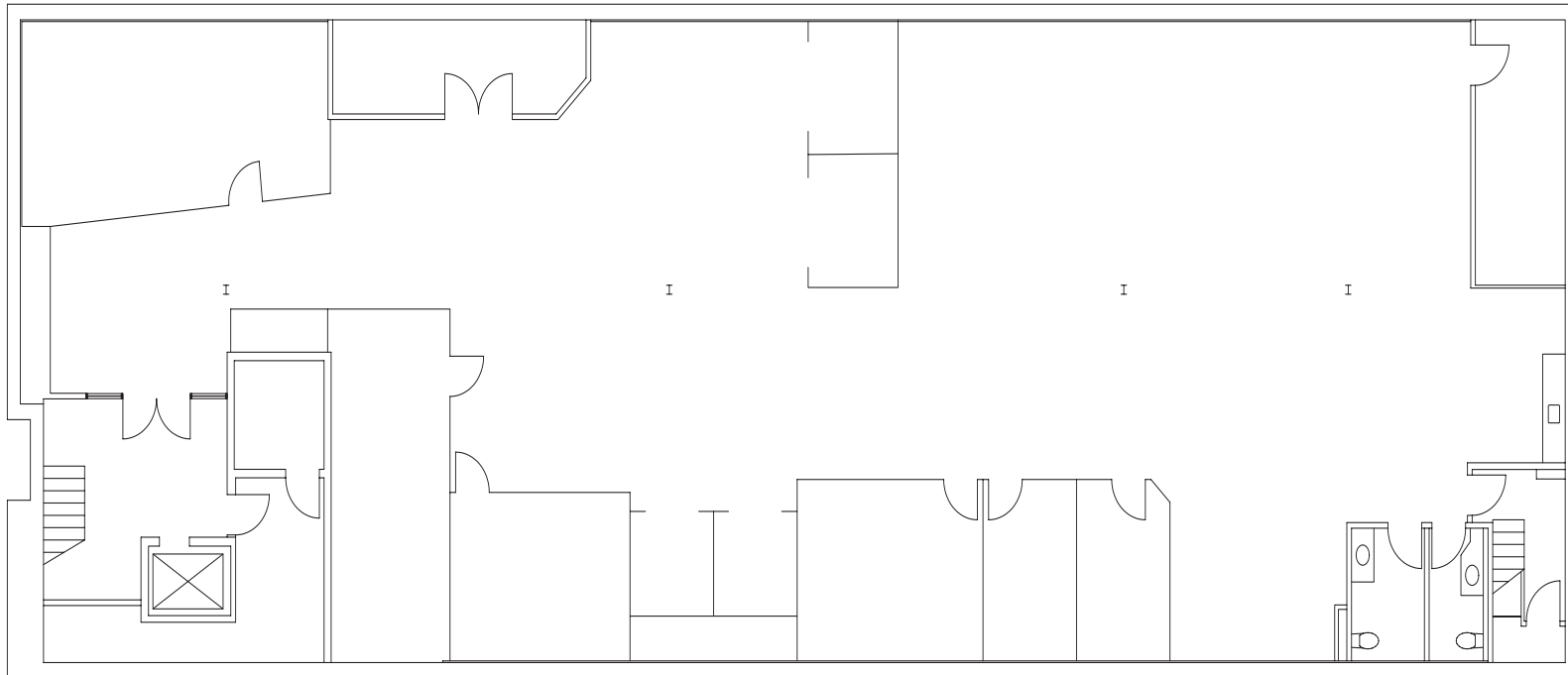
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# PEARL STREET PORTFOLIO

## CURRENT CONDITION



# 2040 14<sup>th</sup> STREET

## Lower Level 6,319 RSF

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