

FOR LEASE

**1813-1815 PEARL ST.
Boulder, CO 80302**

FOR LEASE:

Premises: #1813 & 1815
Space Available: 5,640 SF div. 2,820 SF
Lease Rate: \$22.00/SF NNN
Expenses: \$9.00 (est. only)
Building SF: 5,640 SF
Lot SF: 7,000 SF
City/County: Boulder/Boulder
Zoning: MU-3
Year Built: 1955 / 2010
Construction: Concrete Block/Wood
Joist/Brick Veneer
Lease Term: Three Years +
Parking: 6 spaces in alley
of Floors: One
Elevator: No
Heating/AC: 100%
Available: Immediately

Updated 6/23/10



REMARKS:

Come and be a part of one of the most vibrant neighborhoods in downtown Boulder! East Pearl has developed into an extension of the Pearl Street Mall and enjoys abundant walking as well as automobile traffic. **This building offers the opportunity to get in on the ground floor and create an environment uniquely suited to your business. Building storefront entirely rebuilt as well as new handicapped accessible restrooms and skylights!**

For Additional Information Contact:

DAN HENDRICK (x.21), SALLIE TAYLOR (x.19) c. 303.419.2006

OFFERED BY

IRWIN & HENDRICK

COMMERCIAL AND INVESTMENT REAL ESTATE

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