

# 9101

## PEARL ST

THORNTON, CO 80229

LEASE RATE  
**\$16.50 – 17.50/SF FULL SERVICE**



### **SAM LEGER**

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# PROPERTY HIGHLIGHTS

Address	9101 Pearl Street Thornton, CO 80229
Property Type	Office
<b>Available Suites</b>	
Suite 117	779 SF
Suite 201	488 SF
Suite 320 (Sublease)	2,158 SF
Building Size	25,800 SF
Lot Size	2.03 Acres
Building Class	B
Year Built	1982
Number of Floors	3



## PROPERTY DESCRIPTION

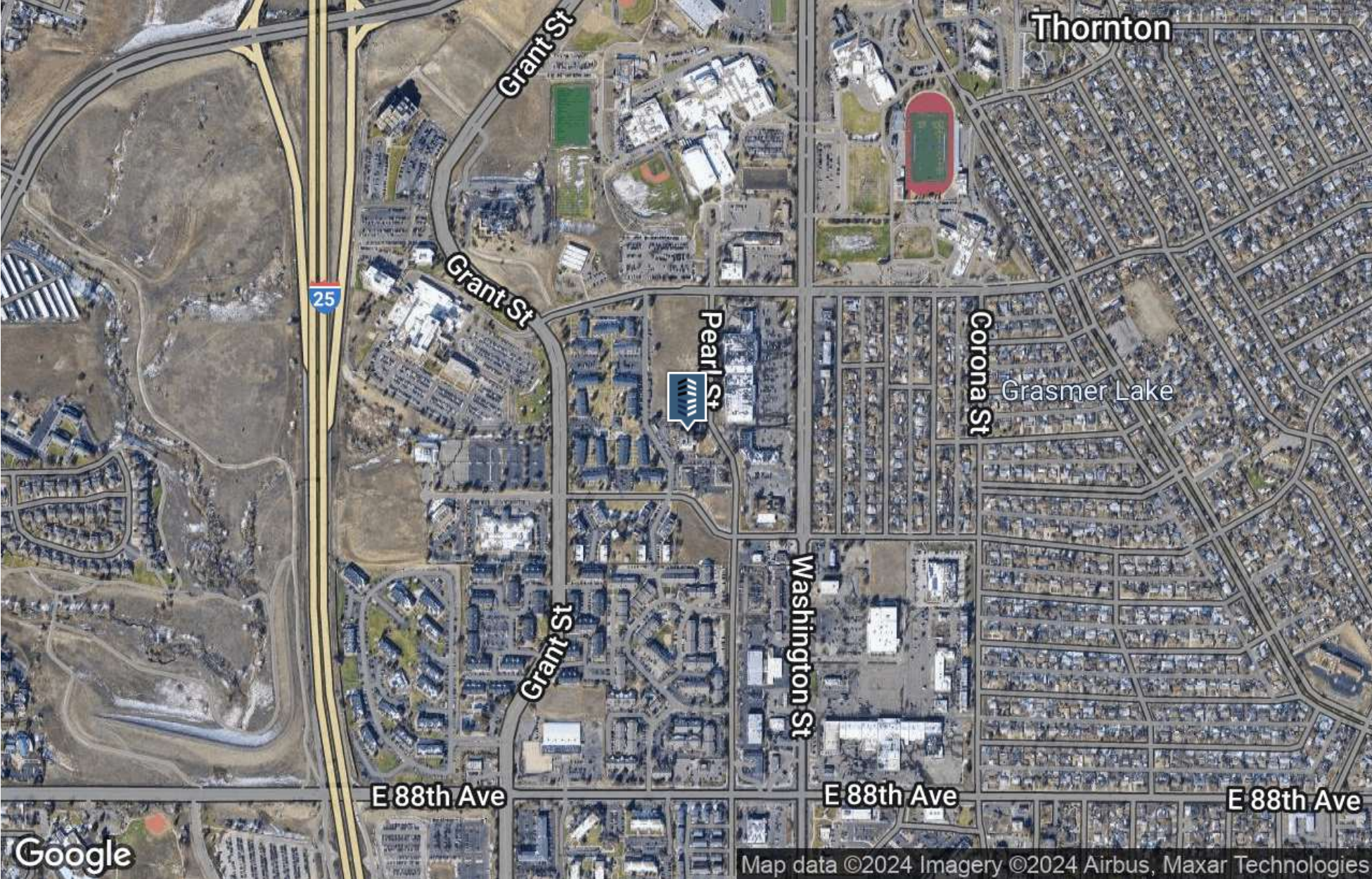
The Pearl Professional Building features newly renovated common areas, common conference room, a paved lot, radiant heat HVAC, 24/7 building access, stucco exterior, and is landscaped. There is a T1 line available and retail amenities in the area. There is access to I-25 and access to Downtown Denver and Boulder Turnpike.



- Well Maintained
- Professional Office Use
- North Metro Location Just 25 Minutes to DIA
- Near North Suburban Medical Center
- Ample Parking
- Suite 320 is Subleased through February 28th, 2027

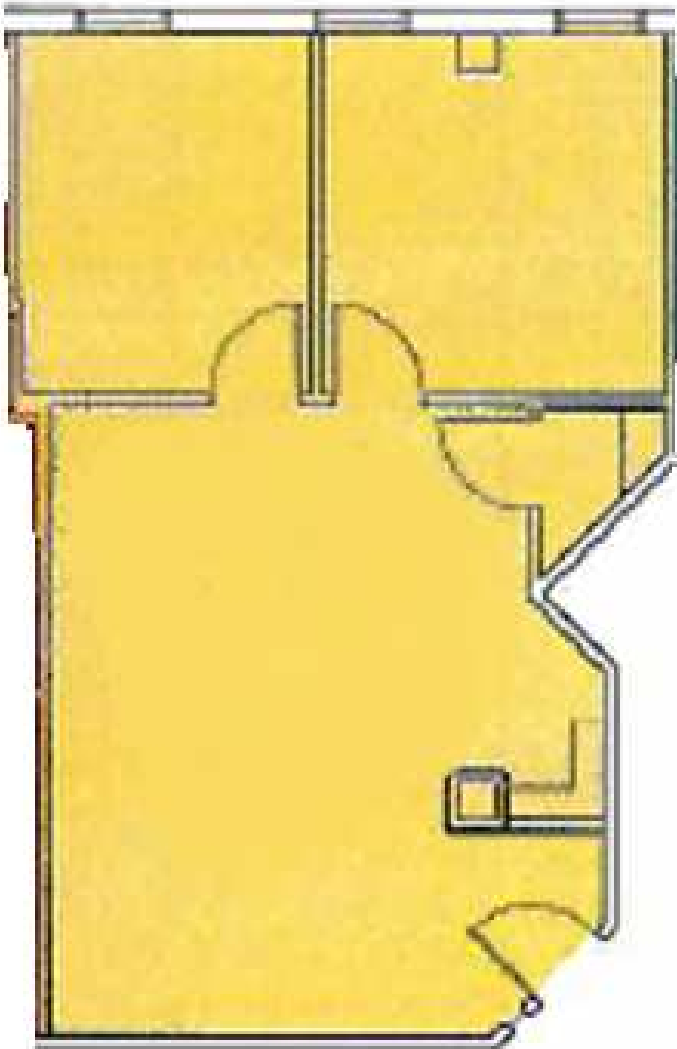


# LOCATION MAP

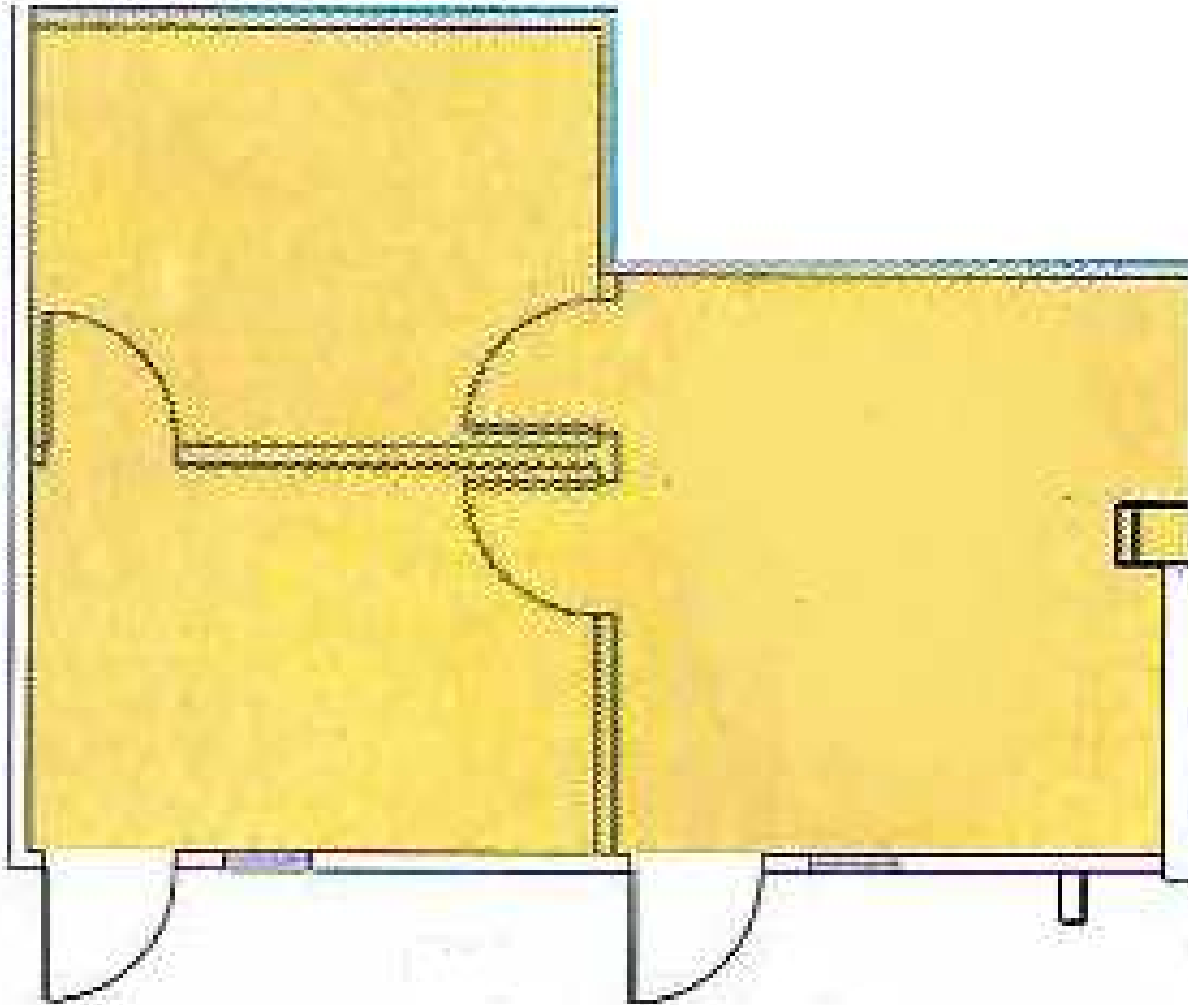




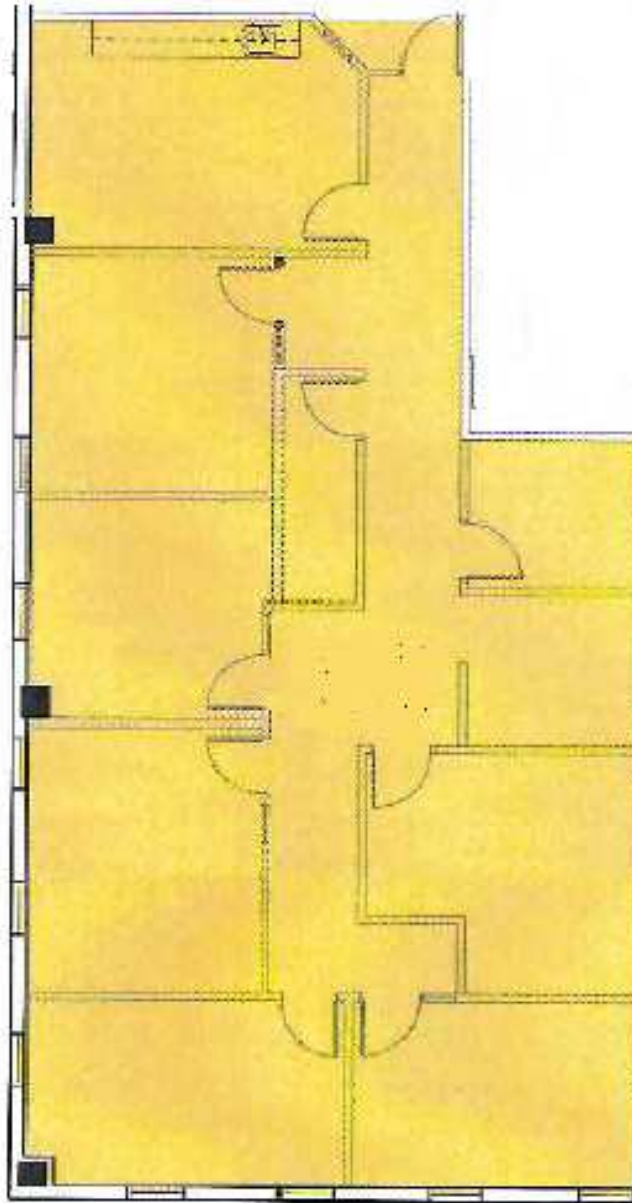
# SUITE #117



# SUITE #201



# SUITE #320





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