



## 1909 9th Street

Suite 130, Boulder, CO

### Downtown Boulder Office / Retail Space for Lease

**Michael-Ryan McCarty**  
mccarty@gibbonswhite.com  
(303) 586-5939

**Patrick Weeks**  
patrick@gibbonswhite.com  
(303) 586-5935

[www.gibbonswhite.com](http://www.gibbonswhite.com)

[Property Info & Gallery](#)

[View Map](#)

Available Space	577 sq. ft.
Lease Rate / sq. ft.	\$35.00 NNN
Expenses / sq. ft.	\$26.22*

*\*Not Including Utilities*

- High-Visibility Corner Retail Space in West Downtown Boulder
- Ideal for Small Retail or Client-Facing Office Uses with Windows on Two Sides
- Excellent 9th Street Frontage & Pearl Street Mall Traffic
- In Vibrant West Pearl Adjacent Tibet Gallery, Nomad Bead Merchants, Sugar and Spice Books, Across from St Julien Hotel, University Bicycles, Cozobi Fonda Fina, The Bitter Bar & More
- Covered Parking Space Available for \$160 / Month
- Available October 1, 2026

© 2026 Gibbons-White, Inc.

