

1209 Pearl Street
Suites 9 & 11
Boulder, CO

285— 592 SF

UPSTAIRS OFFICE SUITES

Office Space Available!

Prime Pearl Street Location:

Situated right over the Pearl Street Mall in the heart of downtown Boulder

Second-Floor Office Space:

Ideal for professional office users seeking a prestigious address

Bright & Open Layout:

Large windows provide abundant natural light and views over the mall

Vibrant Surroundings :

Steps from top restaurants, retail shops, and business services

High Foot Traffic:

Benefit from the constant activity of one of Boulder's busiest areas

Convenient Access:

Close to public parking garages and major bus routes

Walkable Amenities:

Near coffee shops, fitness studios, and boutique stores

Historic & Modern Charm:

Unique space with character in a well-maintained building

Professional Atmosphere:

Perfect for startups, creative firms, or established businesses



TEBO
PROPERTIES

Contact us for more information:

leasing@teboproperties.com

303-447-8326

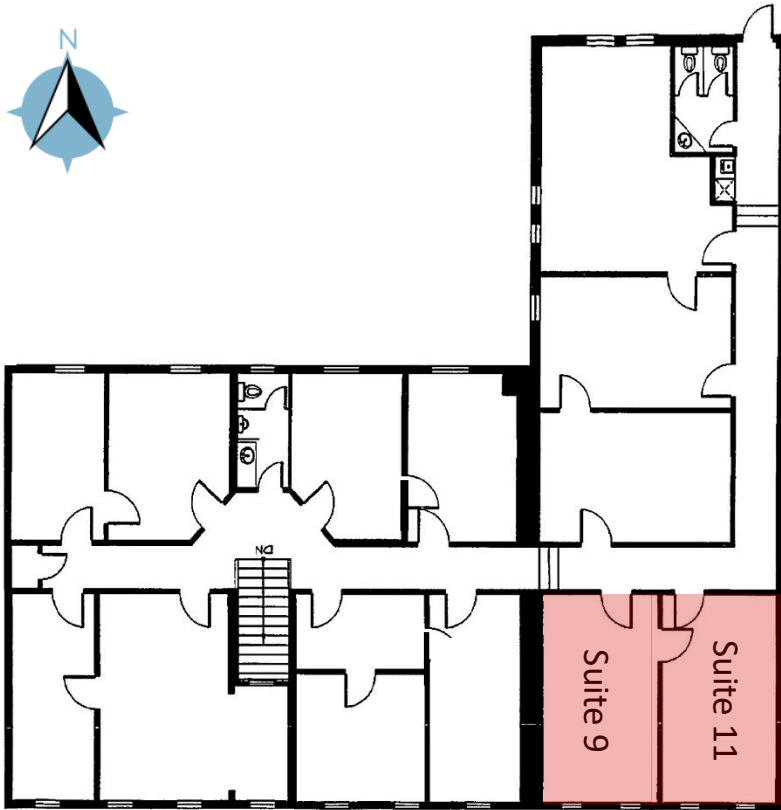
www.TEBOproperties.com

OFFICE SPACE FOR LEASE



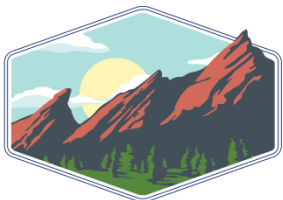
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1209 Pearl Street, Suites 9 and 11



 - Available for lease

Unit	Square Footage	Price
9	307	\$1,250/MO + Utilities
11	285	\$1,250/MO + Utilities
9 + 11	592	\$2,100/MO + Utilities



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