



## Prime Corner Boulder Retail on East Pearl

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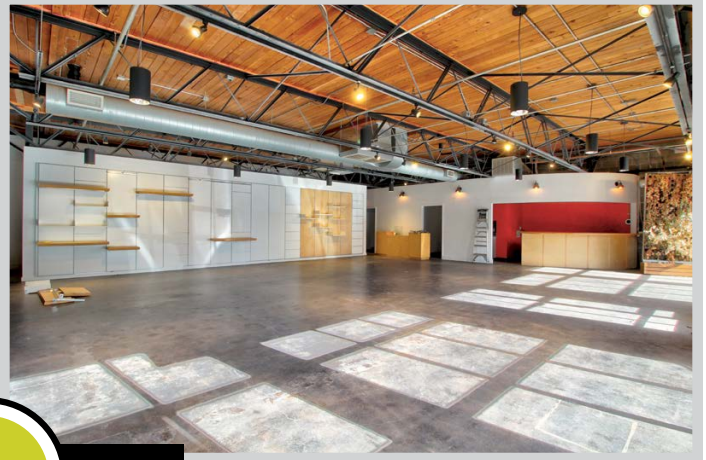
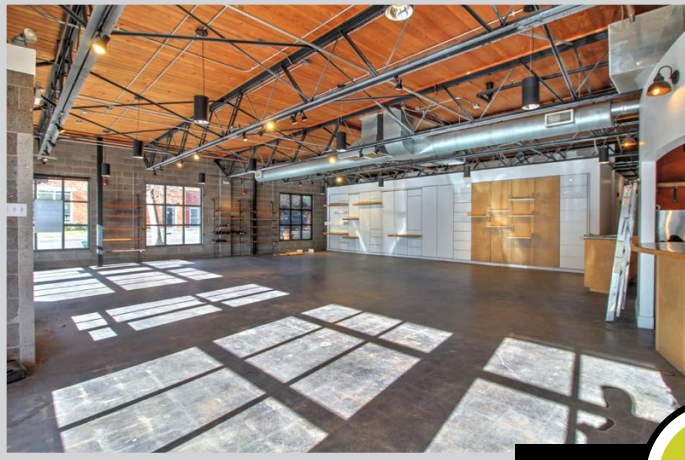
Available Space	2,522 sq. ft.
Lease Rate / sq. ft.	\$35.00 NNN
Expenses / sq. ft.	\$15.77*

*\*Not Including Utilities*

- Premier Corner Retail Space at 20th & Pearl Street
- South & West-Facing Storefront Windows with Excellent Visibility
- Stunning Modern Design with Polished Concrete Floors & Exposed Wood Ceilings
- Separate Juice or Coffee Retail Counter, 2 Private Offices & Storeroom Area
- East Downtown Location with Free 2 Hour Street Parking & Designated Parking Available

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VIDEO



TOUR

