

# OFFICE SPACE FOR LEASE

## 1245 Pearl Street

Iconic Office On Boulder's  
Pearl Street Mall

596 SF OFFICE

### **Prestigious Pearl Street Location:**

Situated at the iconic corner of 13th & Pearl in the heart of downtown Boulder

### **Charming Historic Building:**

Unique upstairs offices in a beautifully preserved and character-filled property

### **Abundant Natural Light:**

Bright, airy spaces with large windows

### **Flexible Office Layout:**

Ideal for creatives, professionals, or boutique firms seeking an inspiring workspace

### **Prime Visibility & Access:**

Easy access from both Pearl and 13th Streets, just steps from the Pearl Street Mall

### **Walkable Amenities:**

Surrounded by top restaurants, shops, cafes, and services—all within walking distance

### **First-Floor Amenities:**

Café and shared meeting rooms available on the ground level for added convenience

### **Nearby Reserved Parking:**

Dedicated parking options available just a short walk from the building

### **Professional Atmosphere:**

A quiet, elevated space in Boulder's most desirable pedestrian district

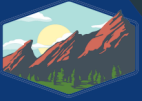


**TEBO**  
PROPERTIES

[leasing@teboproperties.com](mailto:leasing@teboproperties.com)

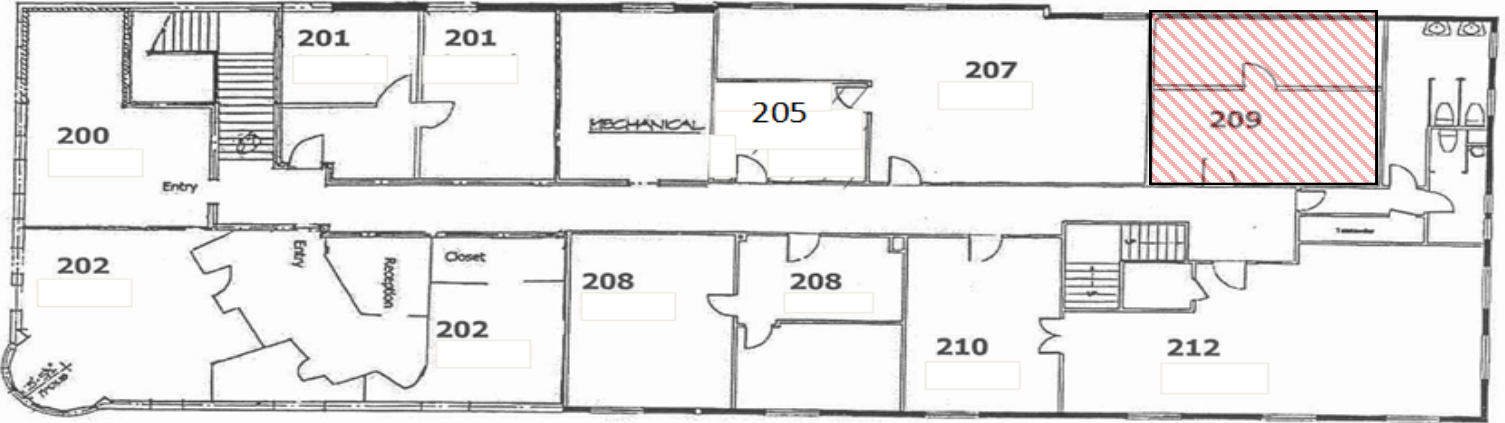
303-447-8326 [teboproperties.com](http://teboproperties.com)

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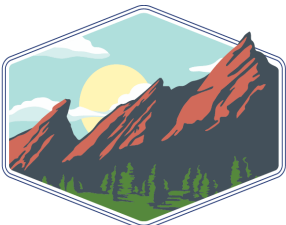
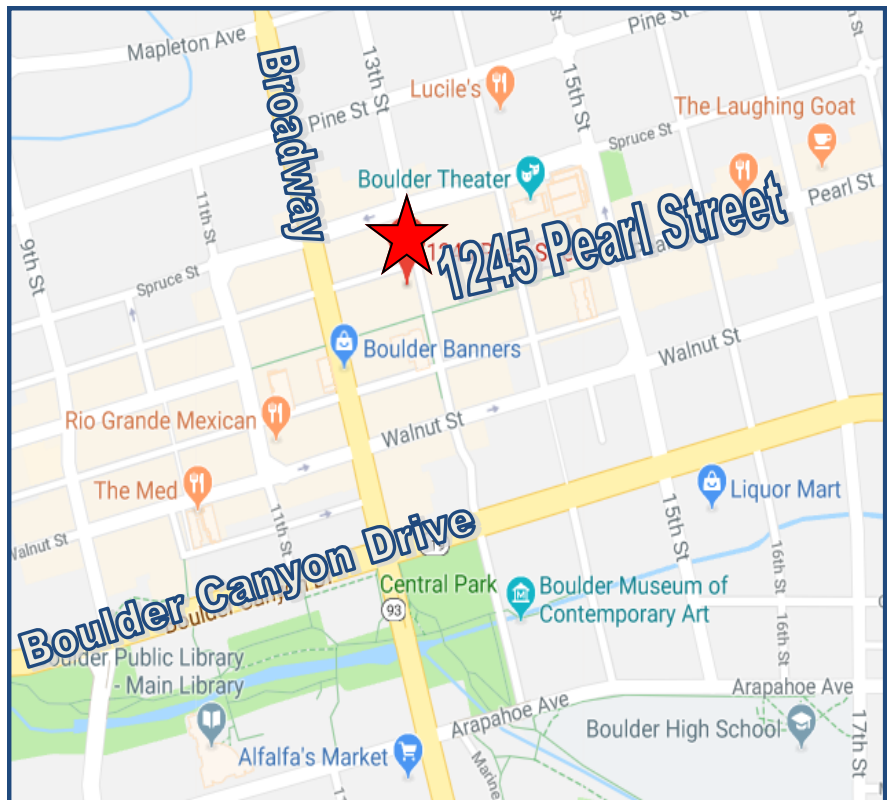
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## 1245 Pearl Street, Boulder, CO



 - Available

Unit	Square Footage	Price
209	596	\$1,750.00/MO



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