



WHERE URBAN & MOUNTAIN LIFESTYLES INTERSECT

● 1048 PEARL STREET & 1023 WALNUT STREET | BOULDER, CO ●



NEWMARK

 **Invesco**

PearlWest is a thoroughly modern structure driven by use, current technology, context and quality.

The design features spectacular views, expansive outdoor decks, gardens and contrasting combinations of local stone, concrete, timber, metal and glass.



4
STORIES



1.69 / 1,000 SF
COVERED PARKING



SECURED
BIKE STORAGE



ON-SITE
DINING



MOUNTAIN
VIEWS



LEED - PLATINUM
CERTIFICATION



14,129 - 191,128 SF AVAILABLE IN CLASS A
OFFICE SPACE IN THE HEART OF BOULDER, COLORADO





**Located in downtown Boulder
& surrounded by restaurants
and shops on Pearl Street Mall.**

It's a beautiful 191,462 SF mixed-use development that recognizes and responds to the adjacent new and old buildings and consequently adapts to the character of each.

Everything you need,
at your fingertips.



1048 PEARL STREET & 1023 WALNUT STREET | BOULDER, COLORADO 80302

NEARBY RESTAURANTS

Attic Bar & Bistro
Avanti Food and Beverage
Barchetta
bartaco
Bohemian Biergarten
Boxcar Coffee Roasters
Bramble & Hare
Brooklyn Pizza
Centro Mexican Kitchen
Corrida
Dish Gourmet
Dragonfly Noodle
Frasca Food and Wine
Freddie's Hot Dog Stand

Fuji Restaurant and Bar
Hapa Sushi Grill and Sake Bar
Holy Crepe!!
Illegal Pete's - Boulder
Jaipur Indian Restaurant
Japango
Jill's Restaurant & Bistro
Khow Thai Cafe
Leaf
Lonchera Los Paisas
Lucile's Creole Cafe
Mountain Sun Pub & Brewery
My Neighbor Felix Boulder
Nick-N-Willy's Pizza

Oak
Organic Sandwich Company
OZO Coffee | West Pearl
Pasta Press
Pearl Street Pub & Cellar
Piece Love and Chocolate
Pizza Colore
Pizzeria Alberico
Postino Boulder
Rang Tang Craft Barbecue
Rio Grande
Rosetta Hall
Sherpa's Adventure
Silver Vines Winery
Snooze
Spruce Confections
Steakhouse No. 316
sweetgreen
T/aco
Dushanbe Teahouse
The Coffee Stand
The Corner Bar
The Eat Well Cafe
The Kitchen American Bistro
The Laughing Goat
Thrive
Trident Booksellers & Cafe

FOR MORE INFORMATION, CONTACT

DON MISNER
Senior Managing Director
303-882-5730
don.misner@nrmk.com

JOE HEATH
Senior Managing Director
303-960-5525
joe.heath@nrmk.com

NEWMARK

 **Invesco**

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.