



OFFICE SPACE ON PEARL ST
FOR LEASE







734 Pearl Street
 Boulder, CO 80302

PROPERTY HIGHLIGHTS

Nestled in the vibrant heart of Boulder, a unique office space awaits on Pearl Street’s west end. This 2nd floor gem offers an exceptional blend of amenities tailored dynamic businesses. Designed with versatility in mind, it features both private and open office areas, ensuring a perfect balance between collaboration and individual work. Key highlights include access to well-equipped conference rooms and a kitchen and kitchenette, facilitating both day-to-day operations and special gatherings. Unique to this space are two roll-up doors, with the upstairs door opening to a spacious 2nd floor deck, inviting fresh air and natural light into your workspace. Its prime location near biking paths, bus routes, hiking trails, and a plethora of restaurants enhances its appeal, making it an ideal setting for companies looking to thrive in Boulder’s lively atmosphere.

2nd Floor	2,970 RSF
Timing	Immediately
Lease Rate	\$25.50/RSF NNN
Expenses (Est)	\$10.05/RSF
Parking	3 on-site spaces
Zoning	BMS



-  Near bike path
-  On bus route
-  Near restaurants
-  Kitchen
-  2nd floor outdoor deck
-  Roll-up doors

FOR MORE INFORMATION

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PROPERTY PHOTOS: 734 Pearl - 2nd Floor



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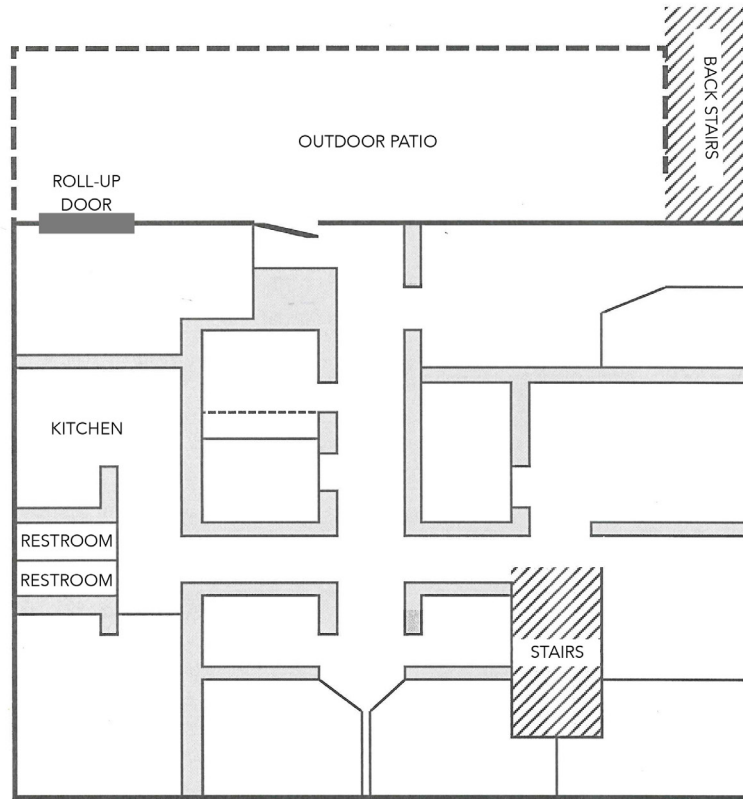
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OFFICE SPACE ON PEARL STREET FOR LEASE

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Second Floor



PEARL STREET

PROPERTY LOCATION

The map shows the property location in Boulder, CO, highlighted in blue. The property is situated on Pearl Street between Spruce Street and Walnut Street. Surrounding streets include Mapleton Aly, Pine St, Broadway Street, Canyon Boulevard, and Arapahoe St. Landmarks like Central Park and Camp Bow Wow are also visible.

Neighboring businesses and services include:

- Silver Viney
- prAna
- ROSETTA HALL
- FELIX
- Leofika's
- UNIVERSITY BICYCLES
- BOULDER BOOK STORE
- PSP Pearl Street Pub
- KU CHA HOUSE OF TEA
- RIO GRANDE Mexican Restaurant
- CORRIDA RESTAURANT & BAR
- SHERPAS RESTAURANT & BAR
- Jax FOODS & BEVERAGE BAR
- BRASSERIE TEN TEN
- Spruce
- WEST END BAKERY
- Japano
- hapa
- UNION STATES POSTAL SERVICE
- ACO
- THE Yellow Deli

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