



1600 Pearl Street

Boulder, CO

Retail Space on Pearl Street's East End

Chris Boston, CCIM, MBA

cboston@gibbonswhite.com
(303) 586-5930

Kegan McNutt

kegan@gibbonswhite.com
(303) 586-5929

www.gibbonswhite.com

Property Info & Gallery

View Map

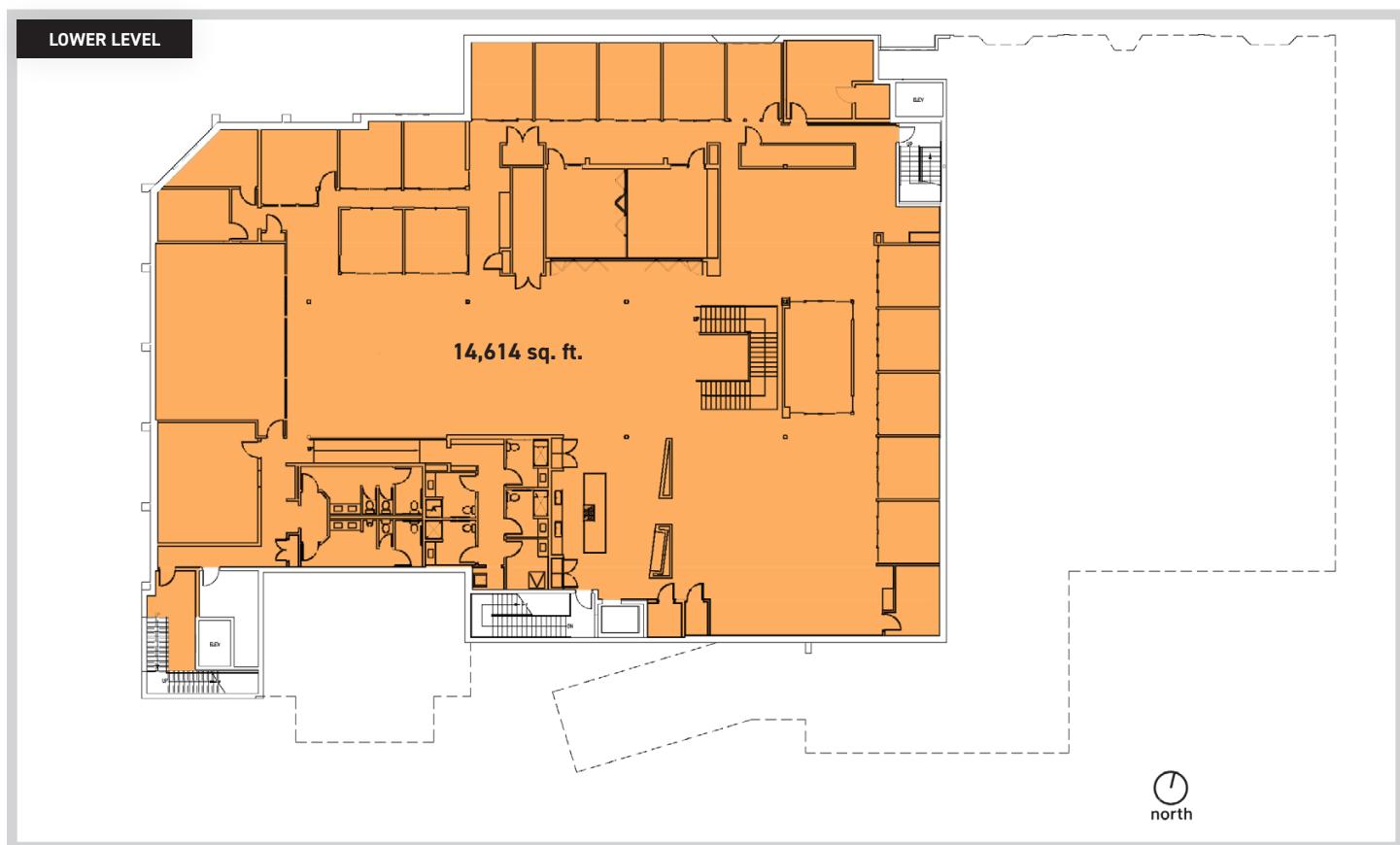
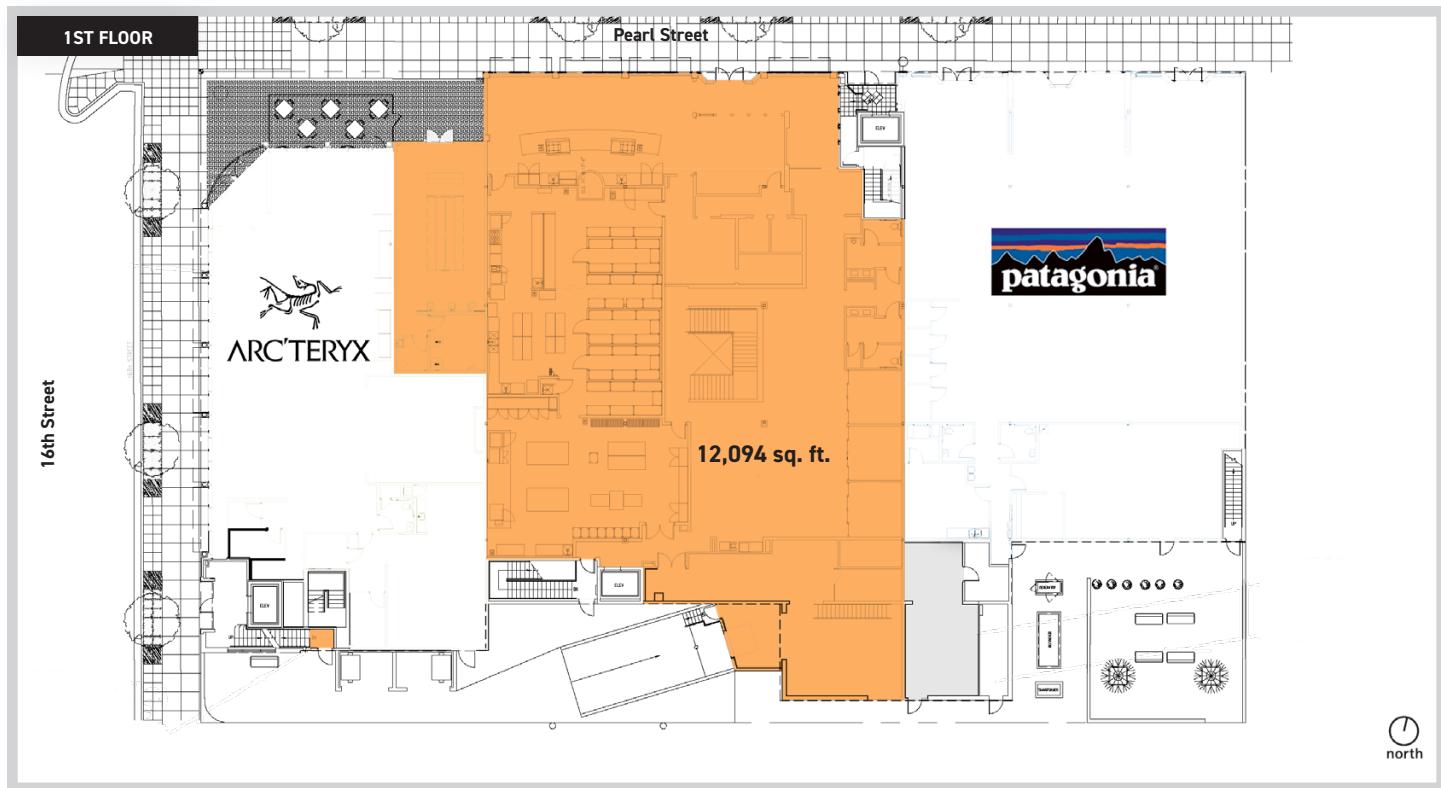
Available Space	14,614 - 26,708 sq. ft.
Lease Rate / sq. ft.	Negotiable
Expenses / sq. ft.	\$16.60*

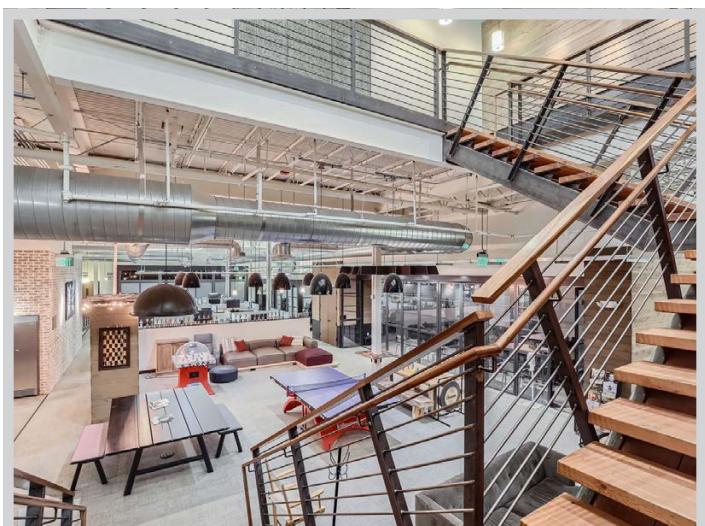
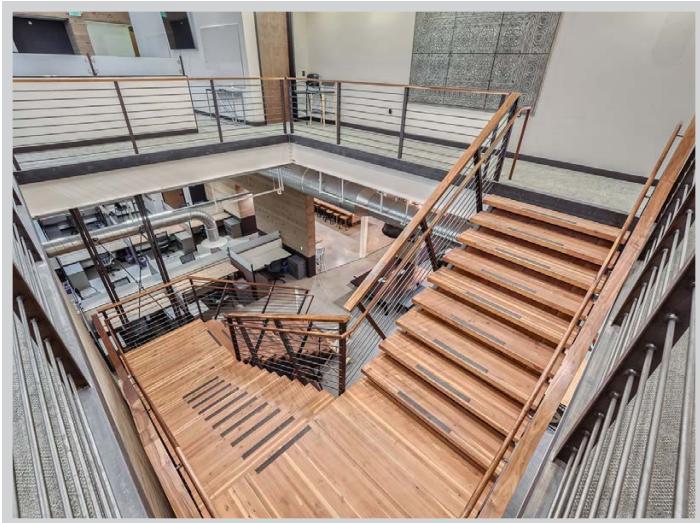
**Including Utilities*

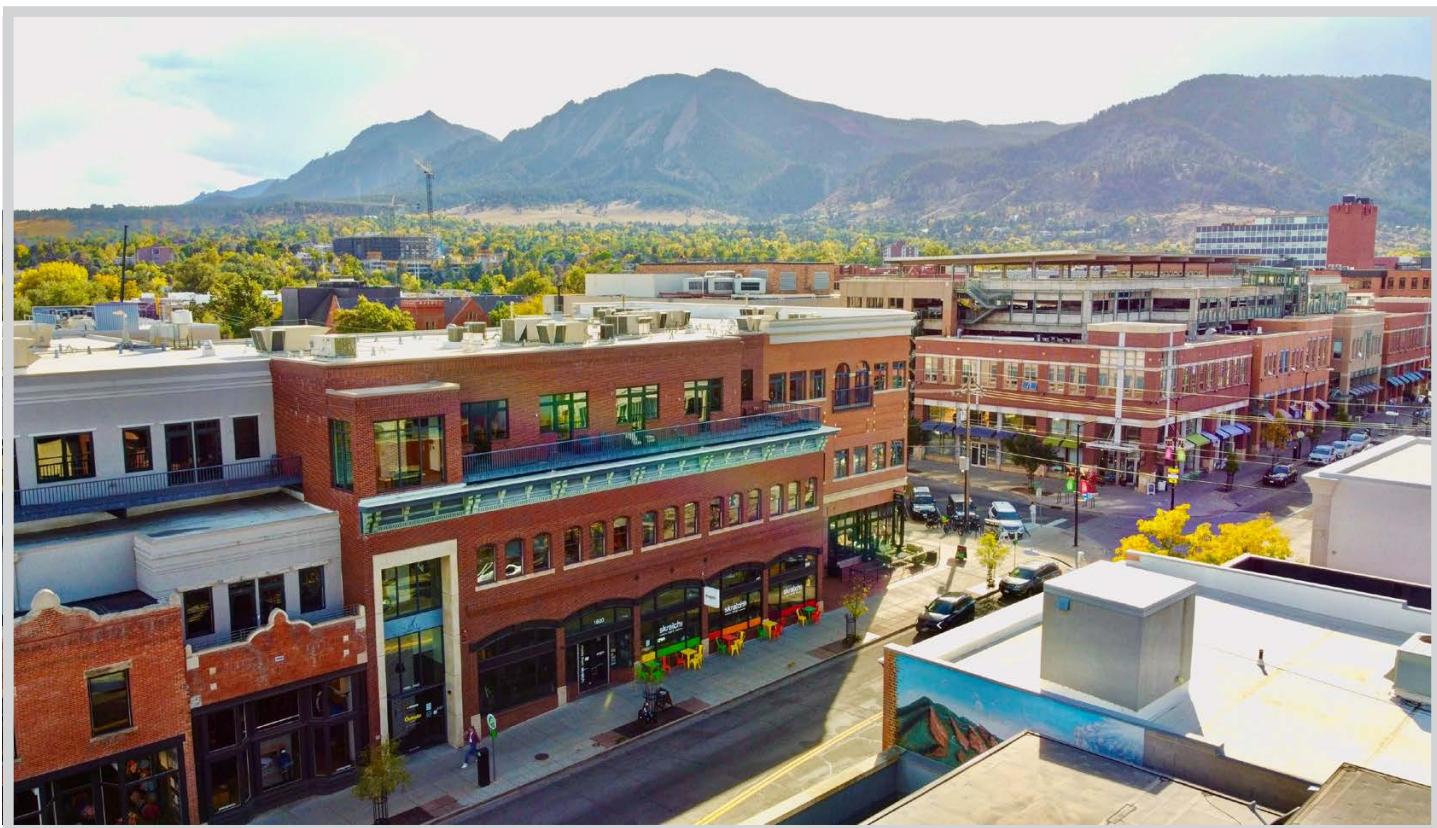
- Incredible Storefront Exposure on Pearl Street
- Modern Finishes with Tall, Exposed Ceilings Throughout
- Existing Restaurant Infrastructure in Place
- Potential to Lease the Basement Level Separate from the 1st Floor
- Ample Street Parking and Easy Access to the City Parking Garage Across the Street
- Great Neighboring Tenants Including: Arc'teryx, Patagonia, Sweetgreen, Snooze & Many More
- Managed Locally by Unico Properties LLC – Known for its Commitment to Delivering Top-Tier Custom Service & Building Quality



© 2025 Gibbons-White, Inc.

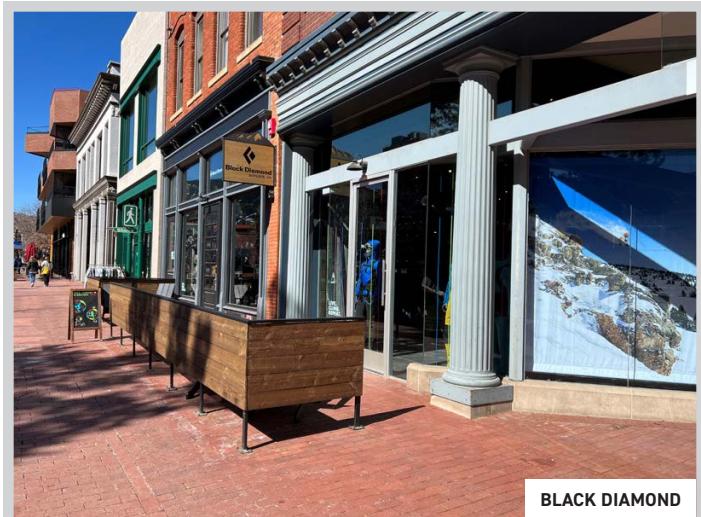




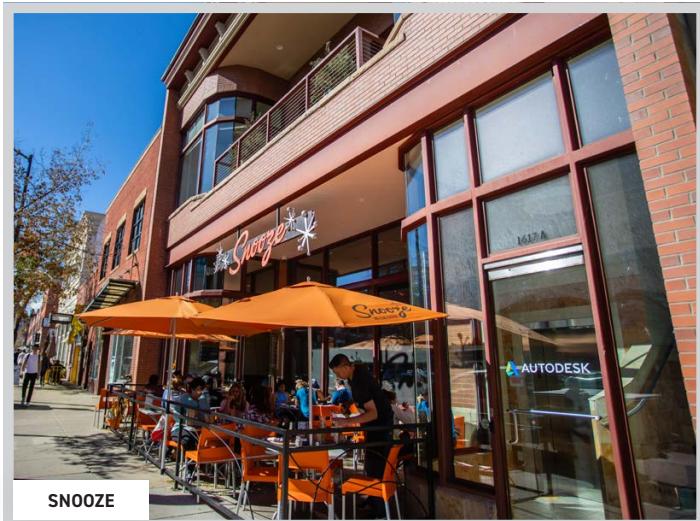




AVANTI



BLACK DIAMOND



SNOOZE



POSTINO