



OFFICE OR RETAIL SPACE ON PEARL ST
FOR SALE/LEASE
2150 Pearl St. Boulder, CO 80302

PROPERTY HIGHLIGHTS

This unique office space located on the East End of Pearl Street is a thoughtfully converted former church. The property boasts vaulted ceilings and an open floor plan, blending historic architectural elements with modern functionality. The richly preserved interior finishes and well-maintained exterior offer a distinctive and inspiring environment for businesses seeking a space that combines character with practicality.

Sale Price	\$1,175,000
First Floor	1,257 RSF
Garden Level	1,202 RSF
Total	2,459 RSF
Blended Lease Rate	\$27.25/RSF *\$15.75/RSF For 1 Year
Expenses (Est)	\$24.95/RSF
Timing	Immediately
Zoning	MU-3
Parking	Ample On-Site

**Colorado
Group**

FOR MORE INFORMATION

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Building Signage



Conference Room



High Ceilings



Kitchen



Unique



Near Restaurants

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PROPERTY PHOTOS



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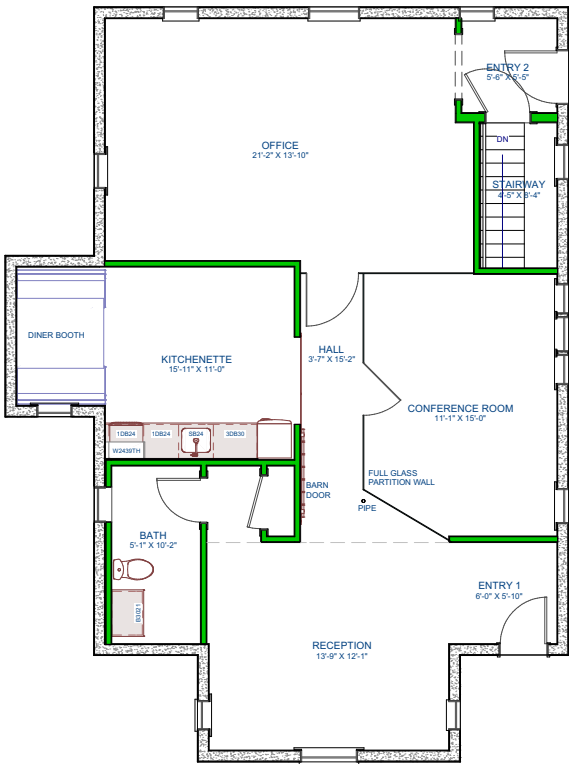
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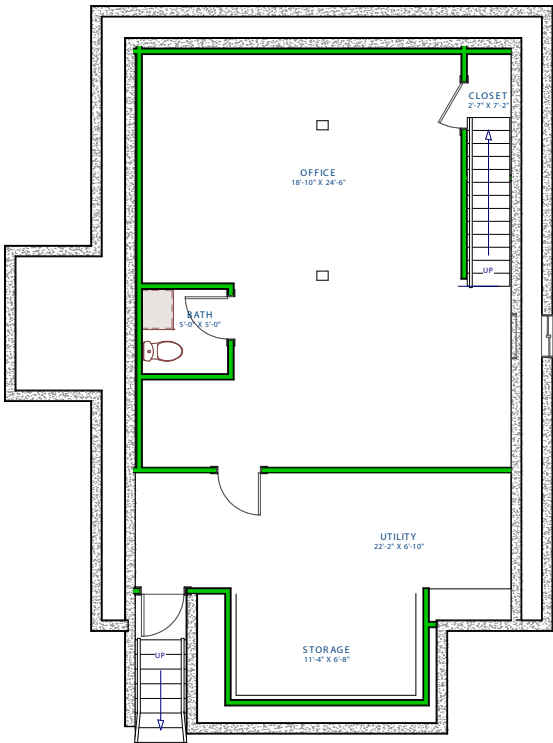


PROPERTY FLOOR PLAN

First Floor



Garden Level



PROPERTY LOCATION

