



**PEARL**  
AT BOULDER COMMONS



**2255-2291 31ST STREET**  
BOULDER, CO

## UNBEATABLE RETAIL VISIBILITY ON PEARL & 30TH STREETS

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Property Info & Gallery

View Map

AVAILABLE SPACE	600 - 3,925 SQ. FT.
LEASE RATE	\$28.00 - \$36.00 NNN
PRELIMINARY EXPENSES ESTIMATE / SQ. FT.	\$19.65

- **New, Customizable Retail** on Prime Corner of Boulder Commons
- **Exceptional Visibility** on Pearl & 30th with Prominent Signage
- **Thoughtfully Designed** Storefronts Integrate with the Vibrant Transit Village Neighborhood Lifestyle & Surrounding Businesses
- **Sustainable Commuter Benefits** for Tenants & Employees Include Complimentary EcoPass, BCycle Membership, & CarShare Incentives
- **Highly Accessible Location** via Vehicle, Bike Path, Pedestrian Routes, RTD Transit, & the Local HOP Bus Route
- **Ample Parking Options** within One Block on the Street, Mapleton Lot, RTD Park-N-Ride, Neighborhood Garages, Bike/Scooter Racks & BCycle Docks
- **Strategically Located** within Two Blocks of Google Campus, 29th Street Mall, Barnes & Noble, Whole Foods, and Target Drawing Consistent Foot Traffic from Residents, Employees, and the Broader Community
- **Join a Growing Community Hub** Featuring beam® Light Sauna, goGLOW Tanning, Crepe Therapy Café, HOTWORX, Zeal, and Mason's Dumplings

### Boulder Commons Is A Thoughtfully Planned, Sustainability-Focused Community

Blending Outdoor Spaces, Multimodal Transportation, & Modern Amenities to Create a Dynamic Place to **Live, Work, & Connect.**

430 RESIDENCES | 28,500 SF OF RETAIL | 140,000 SF OF OFFICE SPACE

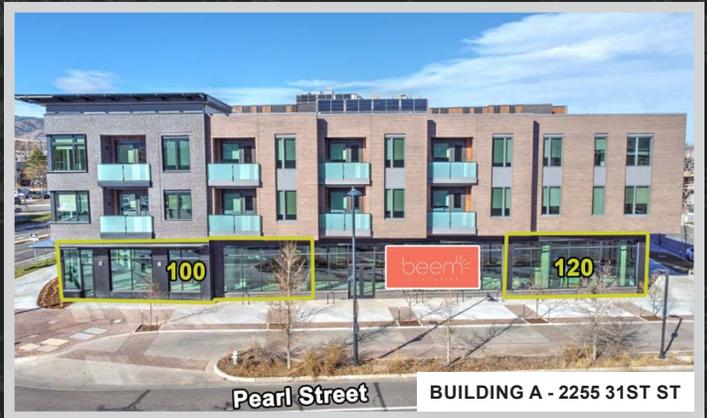
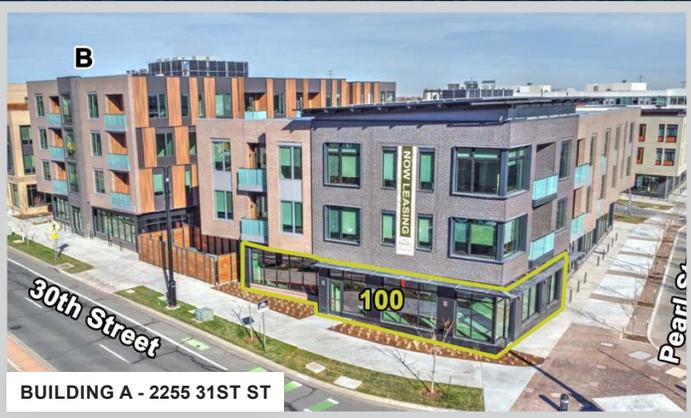


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