

Office/Retail Space For Sale or Lease

2336 PEARL ST | BOULDER, CO 80302

Size: 4,369 SF

Year 1 Lease Rate: \$15.00/SF NNN (\$19.00)

For Sale Price: \$2,995,000

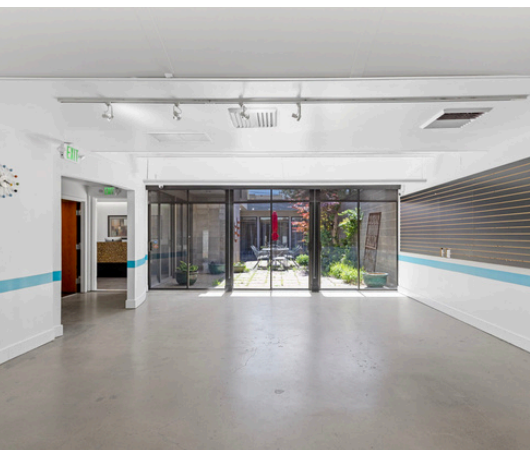
Available: Now

HIDDEN IN PLAIN SIGHT

Right off Pearl Street but wrapped in greenery, patios, and good energy, this space feels more like a treehouse than a traditional office or retail. Three enclosed outdoor areas give you room to meet, reset, or just pretend you're not in the middle of the city. It's right in the middle of it all, just not in your face about it! 2336 Pearl is a rare Boulder find: walkable to everything (29th Street Mall, Pearl Street finds, coffee, lunch, all of it), but tucked behind trees, patios, and just enough separation to feel like your own little world. It's the kind of place clients remember, and employees enjoy coming to.

PROPERTY HIGHLIGHTS:

- Stand-alone building on Pearl Street
- 18 private parking spots
- .32 Acres parcel and 4,369 SF
- Includes Alley Access
- Three enclosed patios with large trees, gardens, and outdoor seating



CLICK HERE
for virtual tour



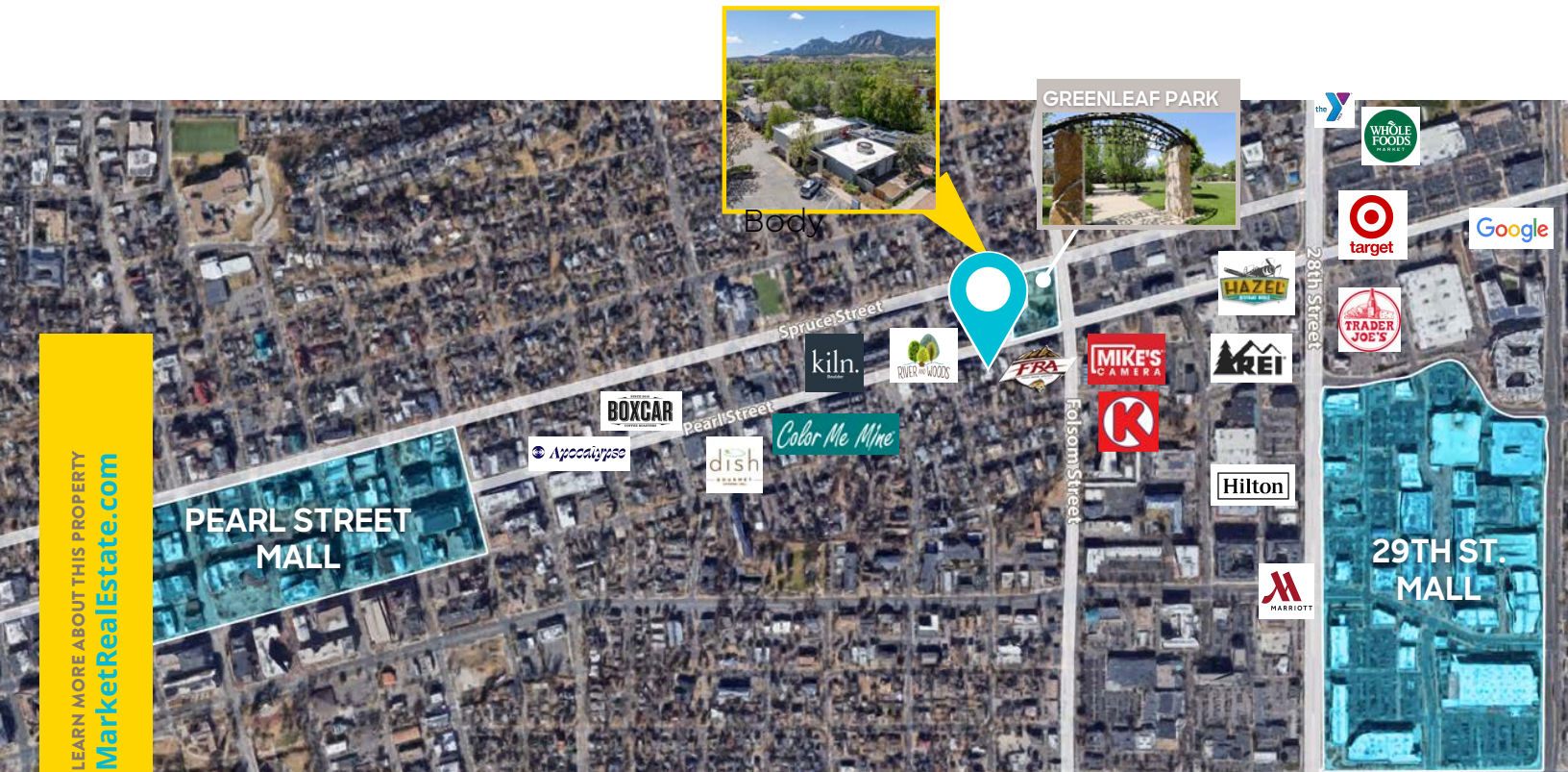
LEARN MORE ABOUT THIS PROPERTY
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MU-3 ZONING

Office, Retail & Residential Allowed

MUNICIPAL CODE
Verify Your Use Here



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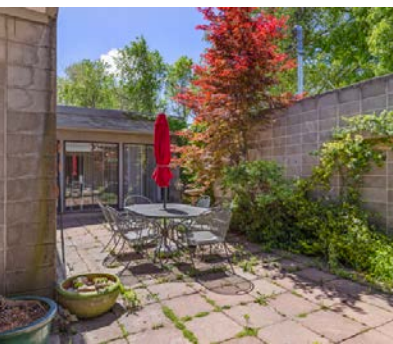


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BOULDER AT-A-GLANCE



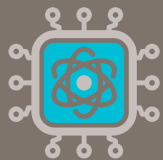
106,800
Population



75%+ College
Educated Workforce



115K Employees
within 5 Miles



50K+ Jobs in Tech,
Aerospace & Biosciences



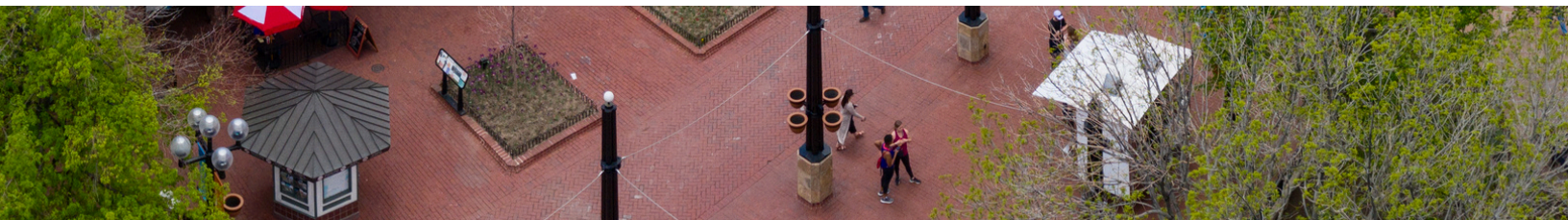
300+ Restaurants
and Bars

SUNDANCE BOULDER - COMING 2027!

Sundance Film Festival 2027

Beginning in 2027, Boulder will host the globally recognized Sundance Film Festival, bringing significant national attention and economic activity, and citywide screenings, premieres, and activations.

- 10 Day international festival
- 100,000 + Annual Attendees
- 140+ Films/projects showcased annually



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