

# PRICE REDUCTION

## OFFICE SPACE ON PEARL ST FOR SALE

2575 Pearl Street, Suite 220  
Boulder, CO , 80301



## PROPERTY HIGHLIGHTS

**Cox Corner-Incredible location** with convenient access to numerous amenities, hotels, and both the Pearl Street Mall and Twenty-Ninth Street. Glass conference room, private offices, and views to the west. Second floor with elevator access, on-site parking, and professional finishes. YOC-2004. Estimated taxes-\$13,584. Zoning also permits medical uses.

 [CLICK HERE FOR VIDEO TOUR](#)

<b>Suite 220</b>	approx. 1,031 RSF
<b>Sale Price</b>	<del>\$595,000</del> <b>\$540,000</b>
<b>Site Size</b>	0.64 acres
<b>Expenses (Est)</b>	\$16.73-estimated
<b>Availability</b>	Immediately
<b>Zoning</b>	BC-2
<b>Parking</b>	2 Assigned Spaces

**Colorado Group**

FOR MORE INFORMATION

**Jason Kruse, CCIM**  
Principal/Managing Broker  
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Conference Room



Easy Access



Elevator



Natural Light



Near Coffee



Near Restaurants

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## PROPERTY PHOTOS



For a complete disclaimer, please see page one of this brochure.

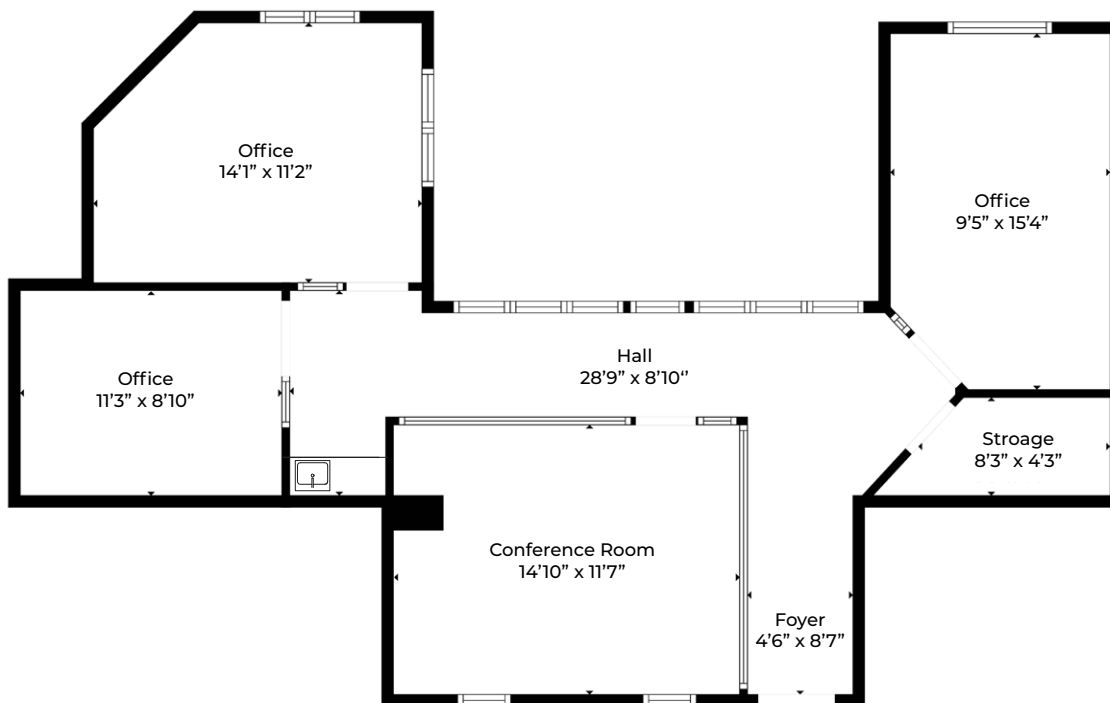
The Colorado Group, Inc. | 3101 Iris Avenue, Suite 240, Boulder, CO 80301 | 303-449-2131 | [www.coloradogroup.com](http://www.coloradogroup.com)

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## PROPERTY FLOOR PLAN



## PROPERTY LOCATION



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Explore more in the area.

Google Maps

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