UNDER NEW OWNERSHIP AND MANAGEMENT!

MAJOR RATE REDUCTION: FIRST YEAR LEASE RATE $1.00 / SF / NNN

2ND FLOOR DOWNTOWN BOULDER OFFICE SPACE FOR LEASE

1615 PEARL STREET
BOULDER, COLORADO 80302

Remarkable second-floor office space for lease. 1615 Pearl Street offers a creative and open floor plan concept. The entire second floor is at your disposal, currently configured with private offices, an open area for workstations, a conference room, and private restrooms. With high exposed ceilings, skylights, and operable windows, you'll enjoy a bright and dynamic workspace. Plus, the location is unbeatable – within walking distance of numerous amenities, including restaurants, shops, and cultural attractions. Embrace this opportunity to position your business on the prime east-end of Pearl Street.

Call us for more information and to set up a tour.

Virtual Tour
https://youtu.be/eN3KfZ37uJc

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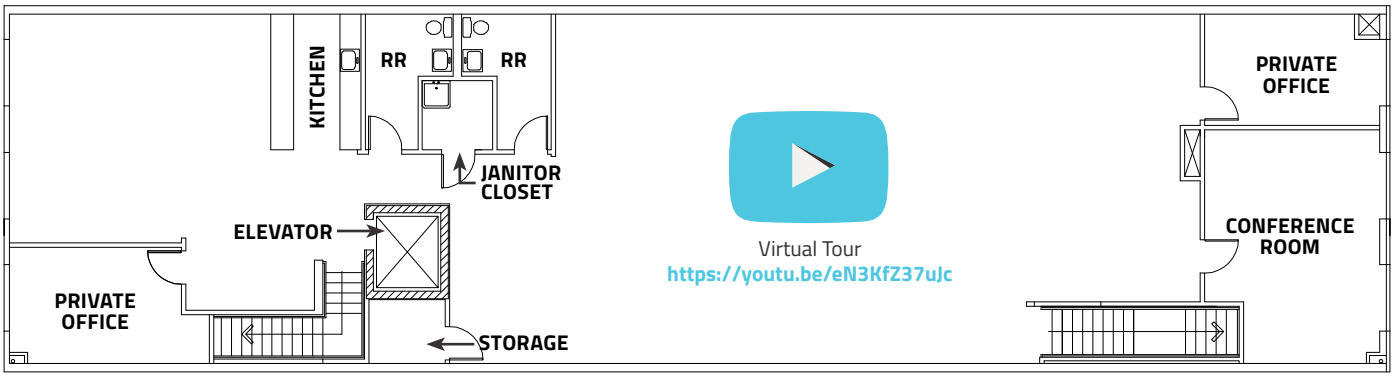
TERMS

Available Space:	4,171 RSF
First-Year Lease Rate:	$1.00 / SF / NNN
Expenses:	$19.24 / SF (Est. 2026)

PROPERTY FEATURES

- Creative open floor plan concept just off the east end of the Pearl Street Mall.
- Entire second floor available, currently configured with a few private offices, an open area for workstations, a conference room, and private restrooms.
- The space features high exposed ceilings, skylights, and operable windows.
- Private elevator access and the building fully sprinklered
- On-site and City of Boulder parking is available
- Signage opportunities available
- Within walking distance of numerous amenities

2ND FLOOR



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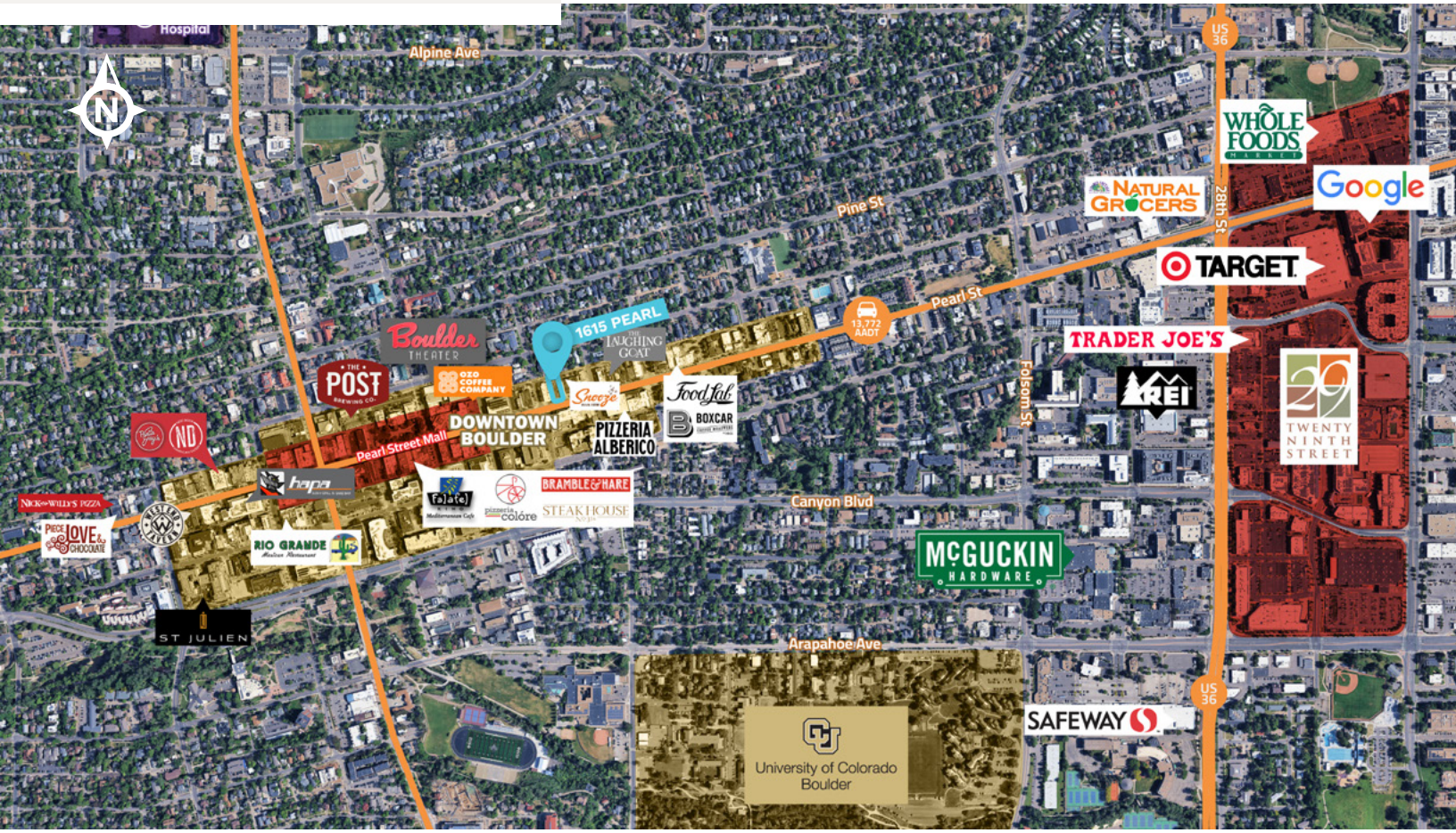

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