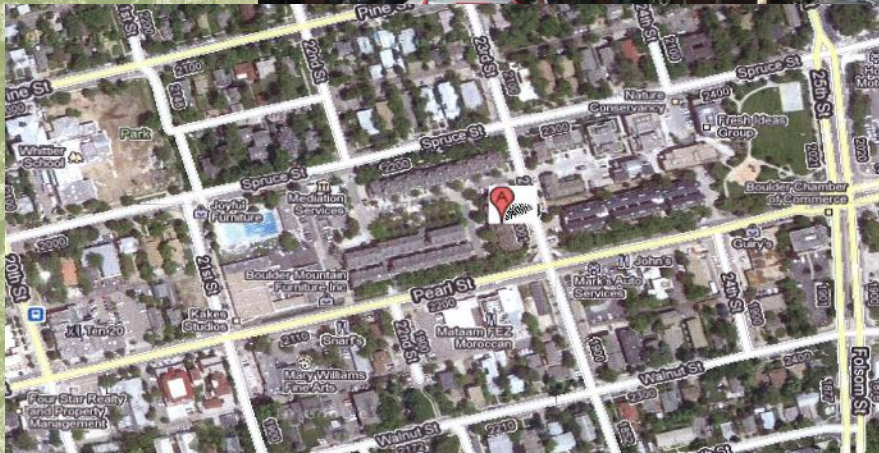


FOR LEASE

BOULDER - COLORADO

Property Whittier Square / 2299 Pearl Street / Boulder, CO 80302



Spaces Available/ Lease Rate

First Floor

#5 / 1905 SF / \$20.00NNN
#200 / 1,127 SF / \$18.25 NNN
#209 / 675 SF / \$18.50 NNN
#310 / 2,436 SF / \$18.60 NNN
#400B / 278 SF / \$20.00 NNN
\$16.57 /SF/YR (2025)

Operating Expenses

Building SF	25,745 SF (Assessor)
Lot SF	15,618 SF (Assessor)
City/County	Boulder/Boulder
Zoning	MU-X
Year Built	1984
Construction	Frame/Brick Veneer
Lease Term	Flexible
Parking	Reserved and on-street
# of Floors	Four
Roof	Composite and metal
Heating/AC	Gas Forced Air RTU's
Utilities	Gas: Xcel Energy Electric: Xcel Energy Water: City of Boulder

Updated

12/2025

Remarks

Downtown without the congestion and with parking! Convenient mixed-use building suited to all office and retail uses.

- Suite 5 is former restaurant space w hood / sinks
- Suite 200 has 2 offices, reception, large open area
- Suite 209 has 2 offices and a large reception/open area
- Suite 212 has 3 large rooms
- Suite 310 has many private offices, conf, kitchen, recep
- Suite 400B is a single office with vaulted ceilings

IRWIN & HENDRICK

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