

1209 Pearl Street
Suites 1, 6, 8, 9 & 11
Boulder, CO

201-592 SF

UPSTAIRS OFFICE SUITES

Office Space Available!

- **Prime Pearl Street Location** – Situated right over the Pearl Street Mall in the heart of downtown Boulder
- **Second-Floor Office Space** – Ideal for professional office users seeking a prestigious address
- **Bright & Open Layout** – Large windows provide abundant natural light and views over the mall
- **Vibrant Surroundings** – Steps from top restaurants, retail shops, and business services
- **High Foot Traffic** – Benefit from the constant activity of one of Boulder's busiest areas
- **Convenient Access** – Close to public parking garages and major bus routes
- **Walkable Amenities** – Near coffee shops, fitness studios, and boutique stores
- **Historic & Modern Charm** – Unique space with character in a well-maintained building
- **Professional Atmosphere** – Perfect for startups, creative firms, or established businesses



TEBO
PROPERTIES

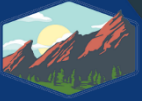
Contact us for more information:

leasing@teboproperties.com

303-447-8326

www.TEBOproperties.com

OFFICE SPACE FOR LEASE

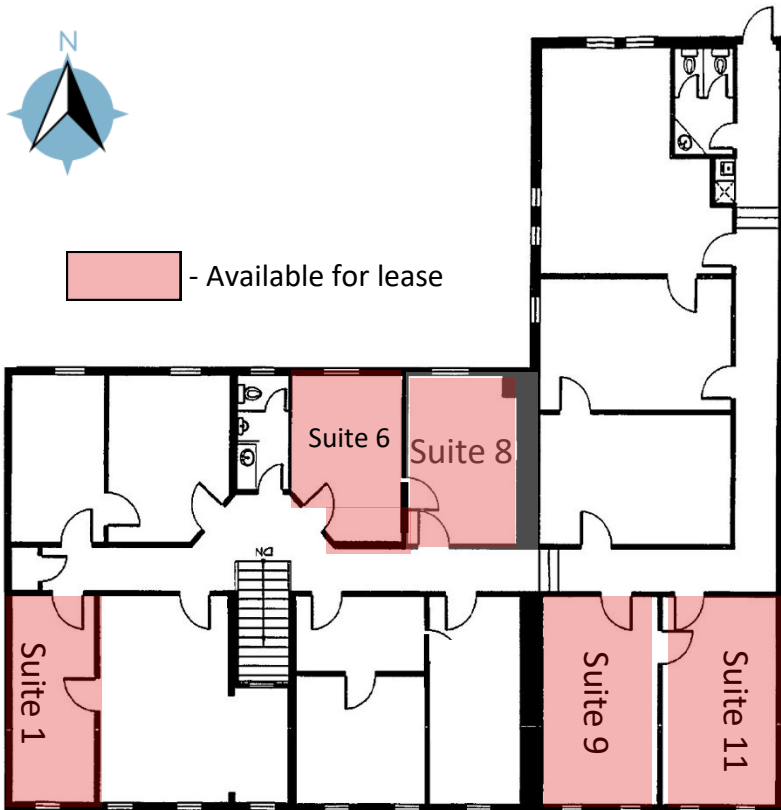


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1209 Pearl Street, Suites 1, 6, 8, 9, & 11

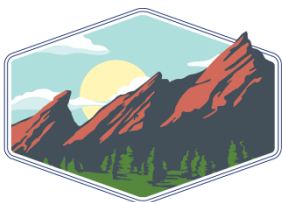


 - Available for lease



PEARL STREET MALL

Unit	Square Footage	Price
1	201	\$1,095/MO + Utilities
6	204	\$750.00/MO + Utilities
8	204	\$750.00/MO + Utilities
6 & 8	418	\$1,300.00/MO + Utilities
9	307	\$1,250.00/MO + Utilities
11	285	\$1,250.00/MO + Utilities
9 & 11	592	\$2,100/MO + Utilities



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