











PEARL STREET OFFICE CONDO FOR LEASE/SALE

2080 Pearl Street, Boulder, CO, 80302

Pearl Street office condo available for sale or lease, ideally located at the corner of Pearl Street and 21st Street. A strong fit for an owner-user or investor, the property includes two dedicated parking spaces plus ample free street parking.

Walkable to dining, shopping, and neighborhood amenities, this is a rare opportunity to establish a presence along Pearl Street. First time on the market since construction, with a well-managed HOA and strong reserves.

FEATURE HIGHLIGHTS

-  Building Signage
-  Central Location
-  Foot Traffic
-  Handicap Accessible
-  High Ceilings
-  Near Restaurants
-  Near Shopping
-  Sprinklers

PROPERTY OVERVIEW

AVAILABLE SF	705 SF*
SITE SIZE	3,023 SF*
SALE PRICE	\$499,000
LEASE RATE	\$2,300/ month MG
AVAILABLE	4/1/26
PARKING	2 Dedicated spaces
LEASE TERM	3 – 5 Years
ZONING	MU-3

**Source - Boulder County*

FOR MORE INFORMATION:

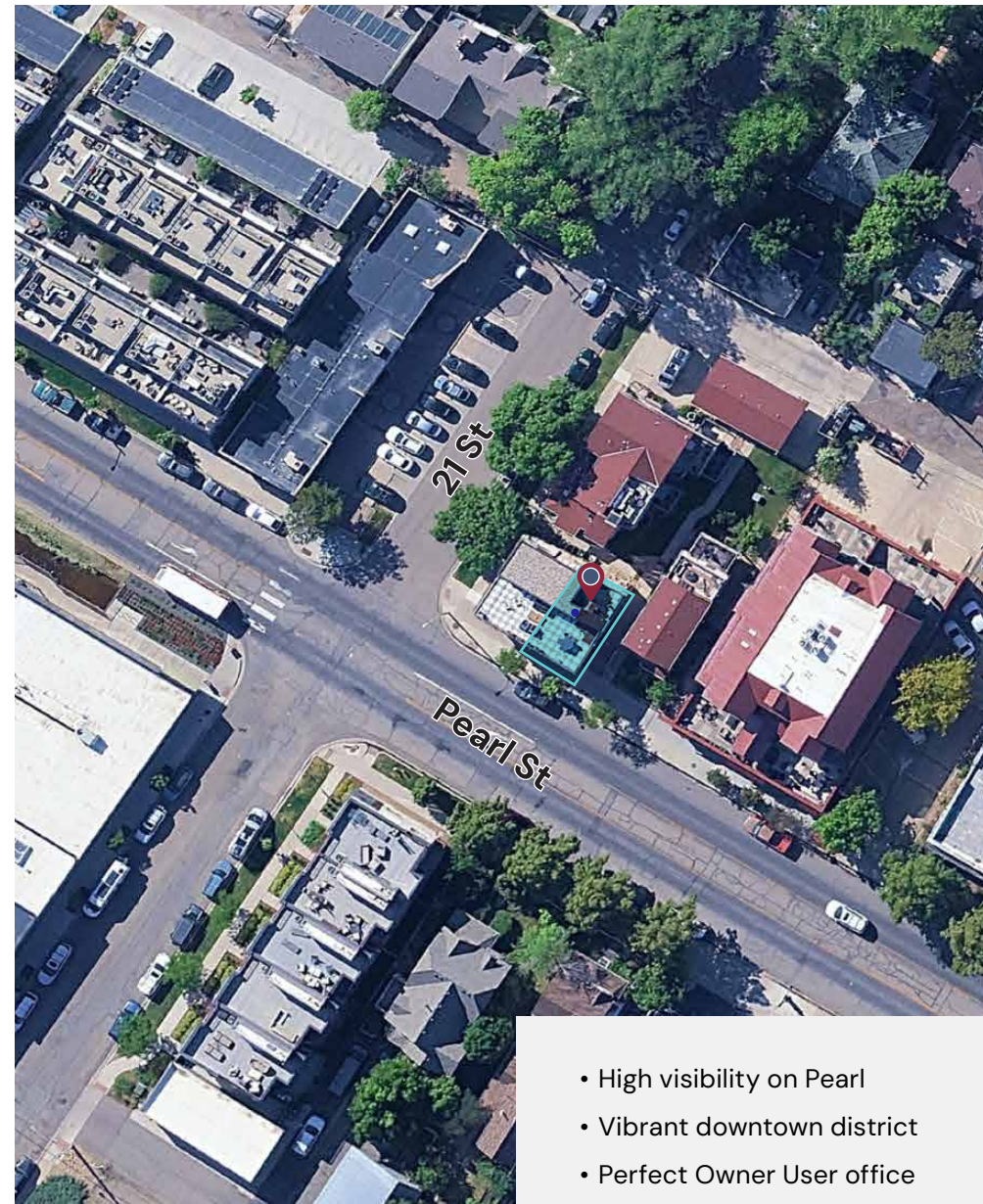
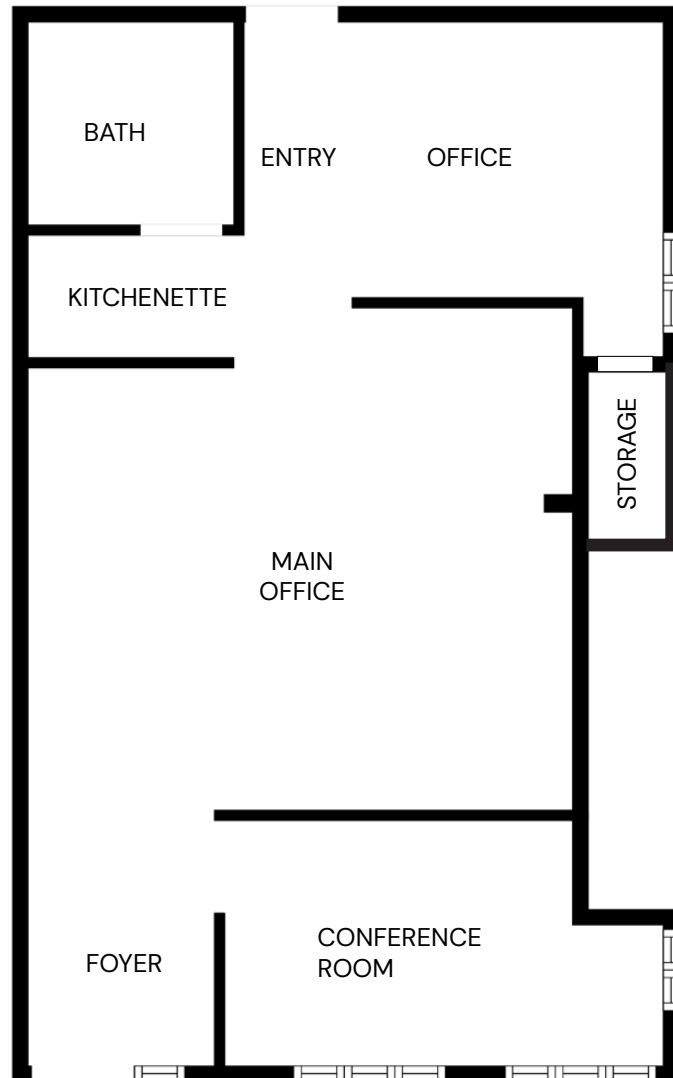


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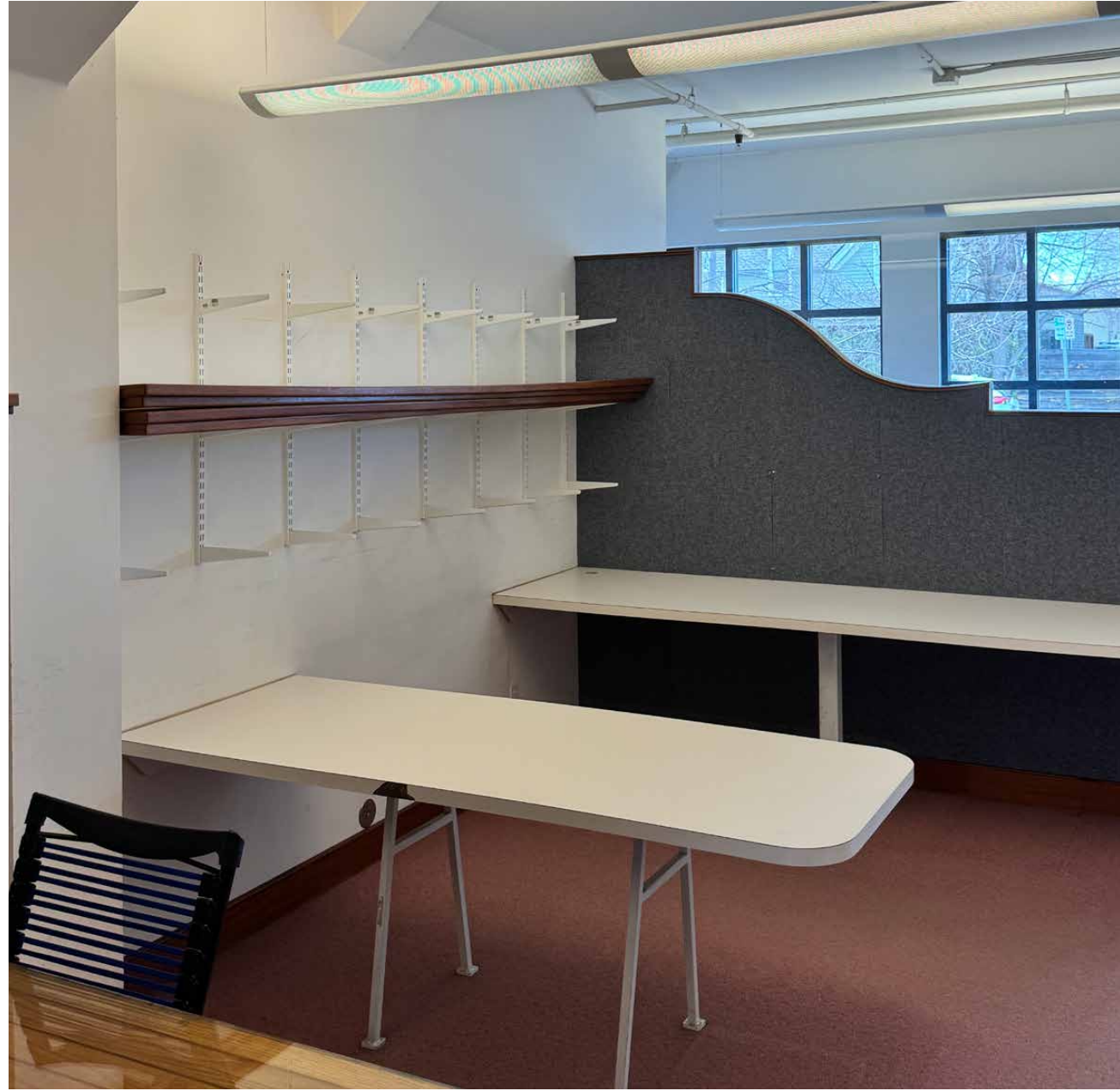


PROPERTY FLOOR PLAN

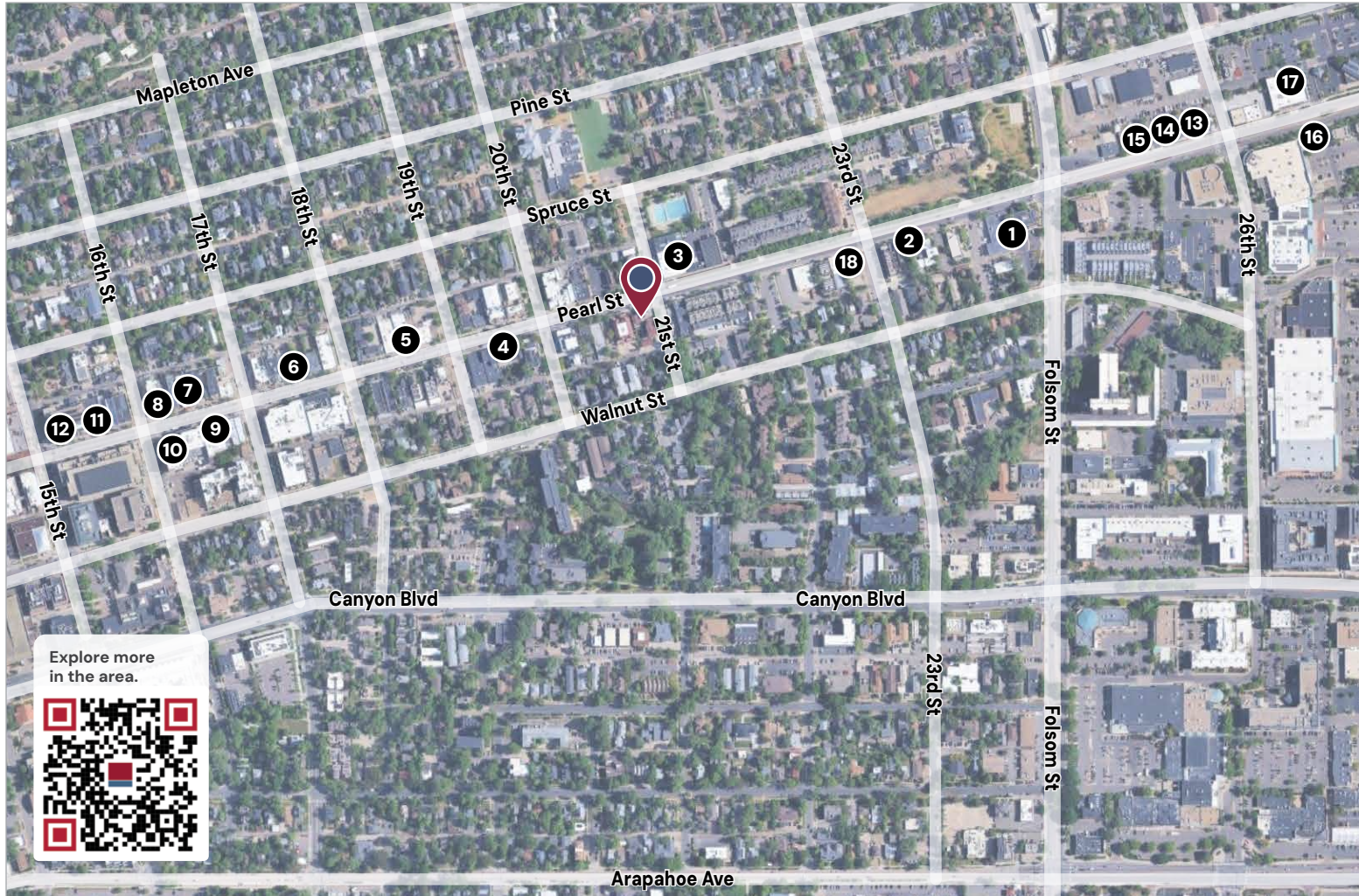


- High visibility on Pearl
- Vibrant downtown district
- Perfect Owner User office





PROPERTY LOCATION



- 1 Guiry's Color Source
- 2 River and Woods
- 3 Kiln
- 4 Dish Gourmet
- 5 Boxcar Coffee
- 6 Laughing Goat
- 7 Snooze
- 8 Sweetgreen
- 9 Patagonia
- 10 Arcteryx
- 11 Mountain Sun
- 12 Stio
- 13 Boulder Endodontics
- 14 Boulder Implants & Periodontics
- 15 Yoga Shala
- 16 Snarf's Sandwiches
- 17 Natural Grocers
- 18 Pearl Street Coffee

Explore more in the area.