



## 2600 Pearl Street

Boulder, CO

### Ultimate Flexibility in the Heart of Boulder

#### Lynda Gibbons

lynda@gibbonswhite.com  
(303) 586-5920

#### Michael-Ryan McCarty

mccarty@gibbonswhite.com  
(303) 586-5939

#### Patrick Weeks

patrick@gibbonswhite.com  
(303) 586-5935

www.gibbonswhite.com

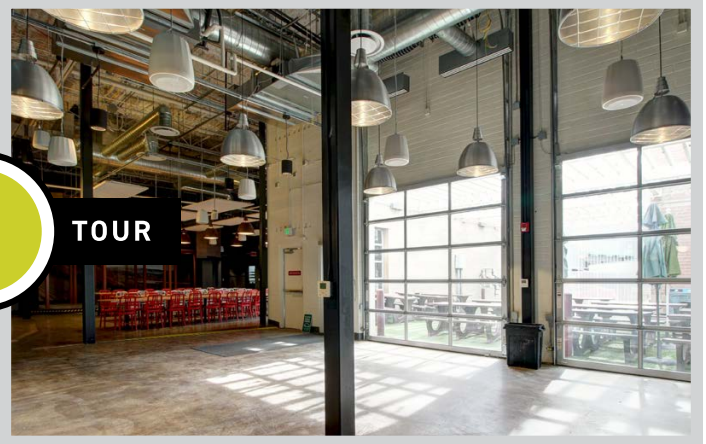
[Property Info & Gallery](#)

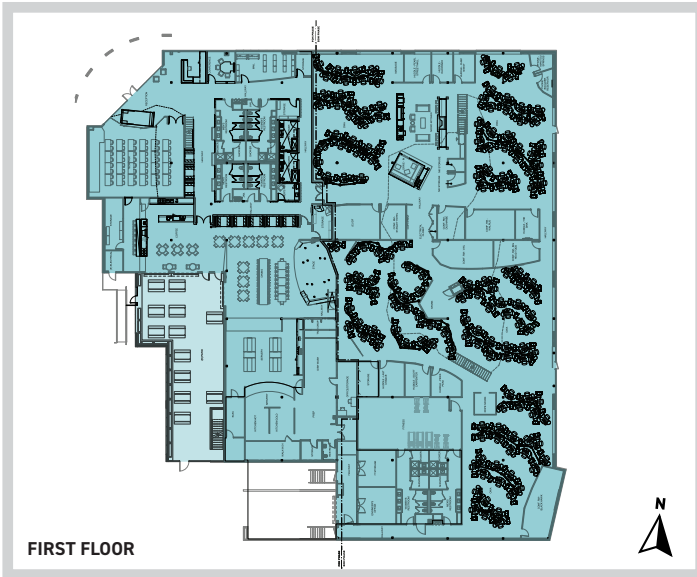
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Available Space	4,000 - 40,000 sq. ft.
Lease Rate	Negotiable

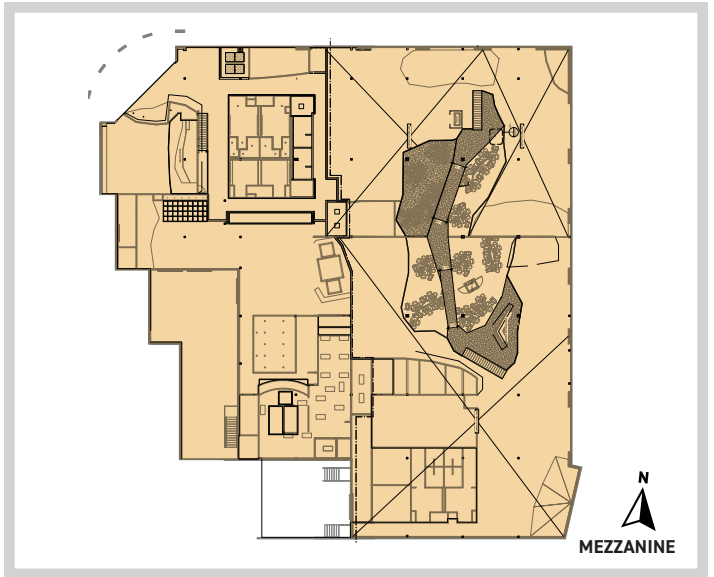
- Fantastic Office or Retail Opportunity Directly Accessible from Both Pearl Street & 28th Street, 1 Block from the Bustling & Vibrant 28th Street Corridor & Adjacent to Hazel's Beverage World
- Wide Range of Potential Sizes, Short or Long Term – Everything from Small Offices to Full Building Users, Tech Office, Entertainment Event Center, Restaurant Café, Retail, Fitness, or Medical Clinic
- Auditorium Space & Commercial Kitchen, Ideal for Tech Users & Events
- Ideal Retail Showroom Space with Direct Pearl Street Exposure & Protected Intersection Access
- Large Open Office with Mix of Privates & Furniture in Place
- Fully Built Fitness Area with Showers & Locker Rooms
- 163 Parking Spaces; 93 Surface & 70 Secured Underground Spaces including EV Chargers & Bike Storage Room
- Traffic Counts 32,793 at 28th & Pearl, 19,343 at 26th & Pearl

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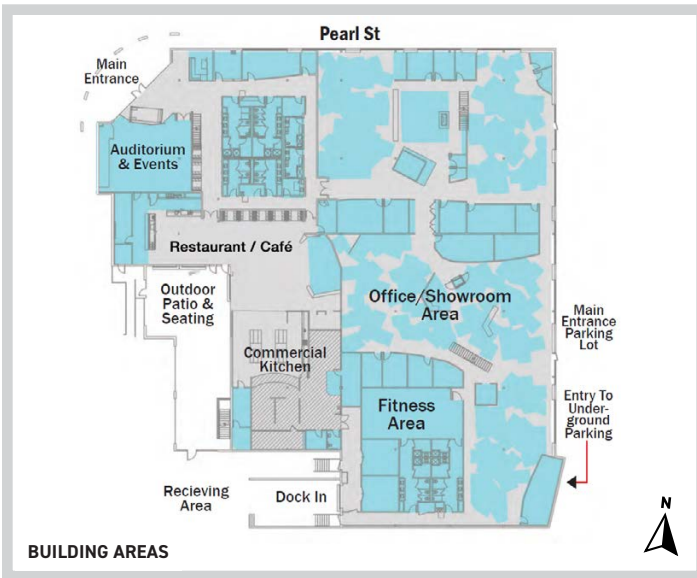




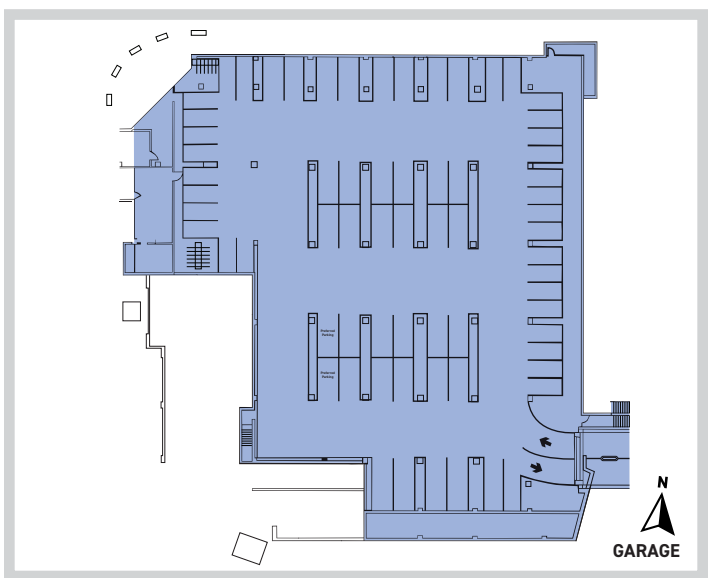
FIRST FLOOR



MEZZANINE



BUILDING AREAS



GARAGE

