

**1140 Pearl Street  
Boulder, CO**

**5,000 Square Feet**

## **Office Space Available!**

- Prime location in the heart of downtown Boulder
- Walking distance to tons of local restaurants and businesses
- Three in suite restrooms with one in suite shower
- High end in-suite finishes
- Built in bar
- Open layout that also includes multiple conference rooms and offices
- Unique upstairs office space
- Ample natural light with windows overlooking the mall
- Reserved parking available nearby
- Entrance on Pearl Street Mall
- High pedestrian traffic area



**TEBO**  
PROPERTIES

Contact us for more information:

[leasing@teboproperties.com](mailto:leasing@teboproperties.com)

303-447-8326

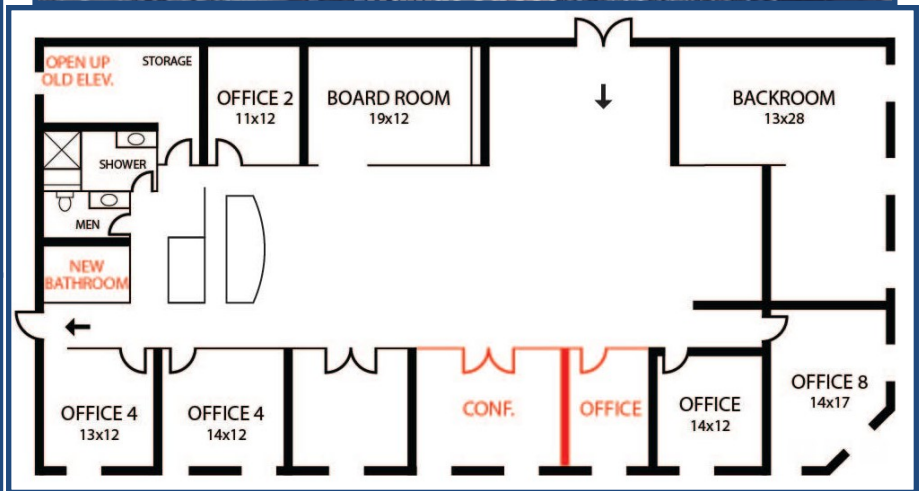
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# OFFICE SPACE FOR LEASE



**TEBO**  
PROPERTIES

## 1140 Pearl Street, Boulder, CO



Unit	Square Footage	Price
1140	5,000	\$19.75/SF + \$17.47 (NNN) NNNs as of 12/31/25 <b>(For First Year)</b>



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