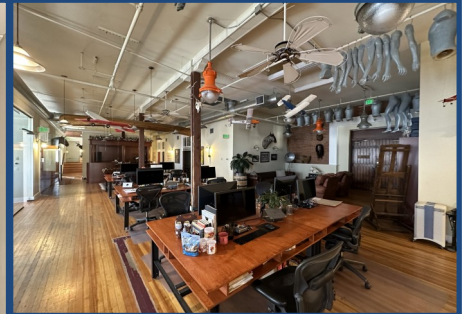


**1140 Pearl Street
Boulder, CO**

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

303-447-8326

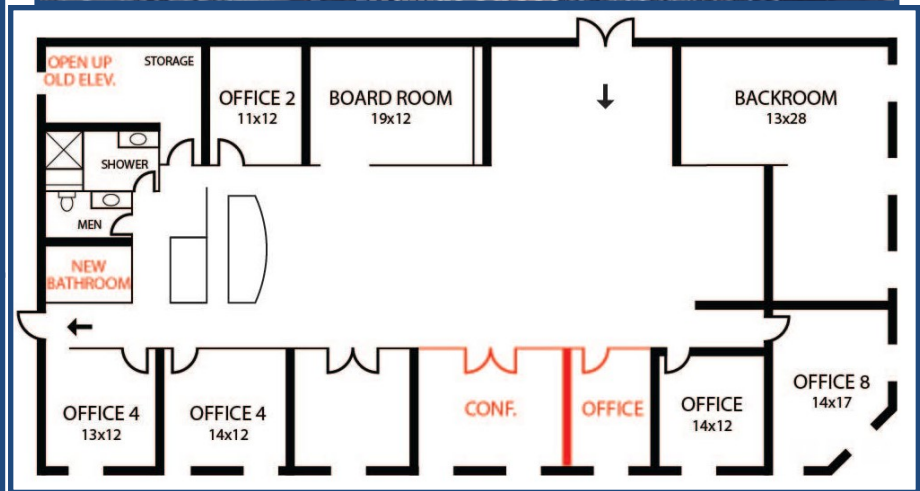
www.TEBOproperties.com

OFFICE SPACE FOR LEASE

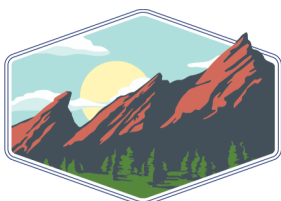


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1140 Pearl Street, Boulder, CO



Unit	Square Footage	Price
1140	5,000	\$29.50/SF + \$16.28/SF NNN = \$19,075.00/month (For First Year)



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