

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

201 - 592 SF

UPSTAIRS OFFICE SUITES

Office Spaces 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

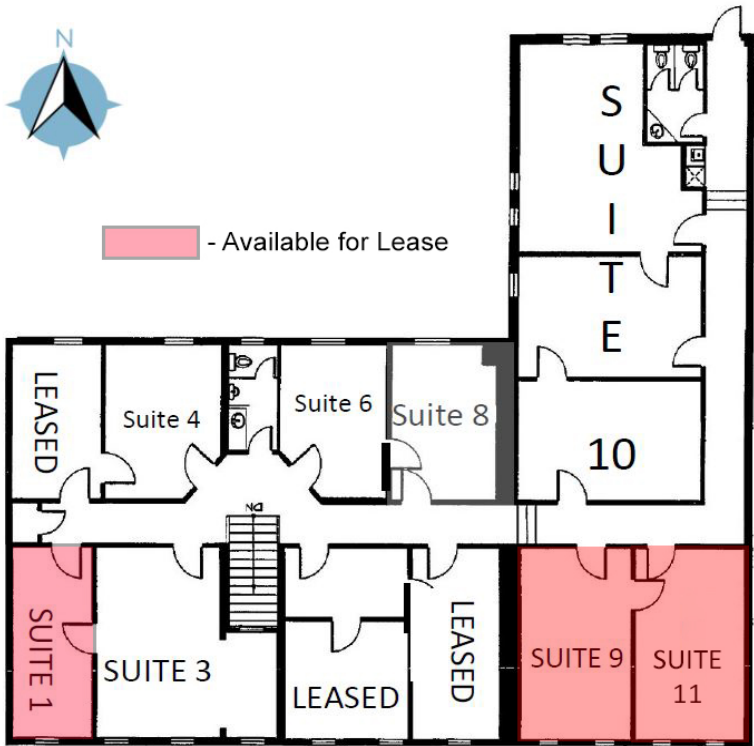


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1209 Pearl Street, Boulder, CO

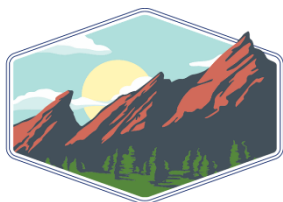


- Available for Lease



PEARL STREET MALL

Unit	Square Feet	Price
1	201	\$1,095.00/MO + Utilities
9	307	\$1,250.00/MO + Utilities
11	285	\$1,250.00/MO + Utilities
9+11	592	CALL FOR RATE!



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