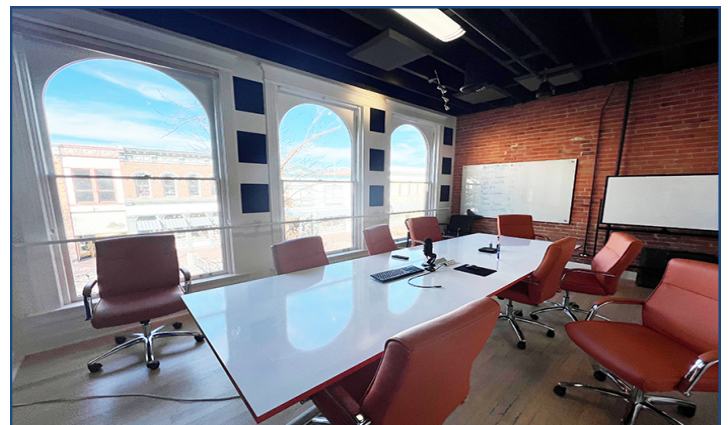


**1222 Pearl Street
Unit 200
Boulder, CO**

3,813 Square Feet

Office Space Available!

- Beautiful open floorplan
- Hardwood flooring and exposed red brick on east and west walls
- Beautiful tile entryway
- Rooftop deck w/ stunning Flatiron views
- Freight elevator access to space
- Kitchenette, full bathroom and shower in unit
- Handicap accessible
- Beautiful large rounded windows and skylight for ample natural light
- Overlooking Pearl Street Mall
- Waiting room/reception area
- Closed meeting/conference room
- Dedicated stair access



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Contact us for more information:

leasing@teboproperties.com

303-447-8326

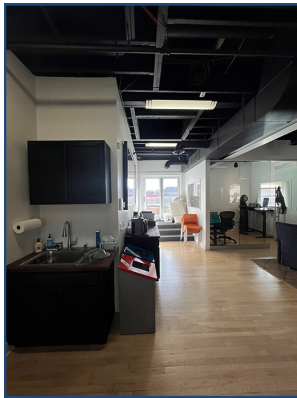
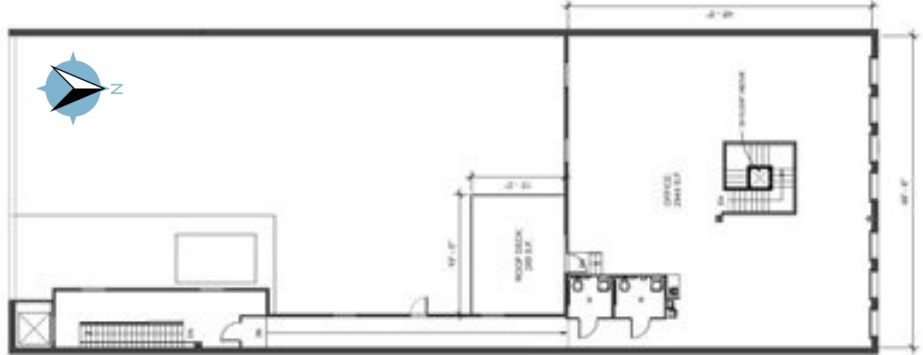
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OFFICE SPACE FOR LEASE

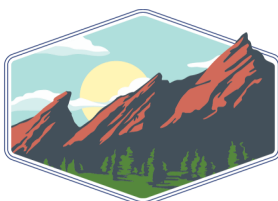
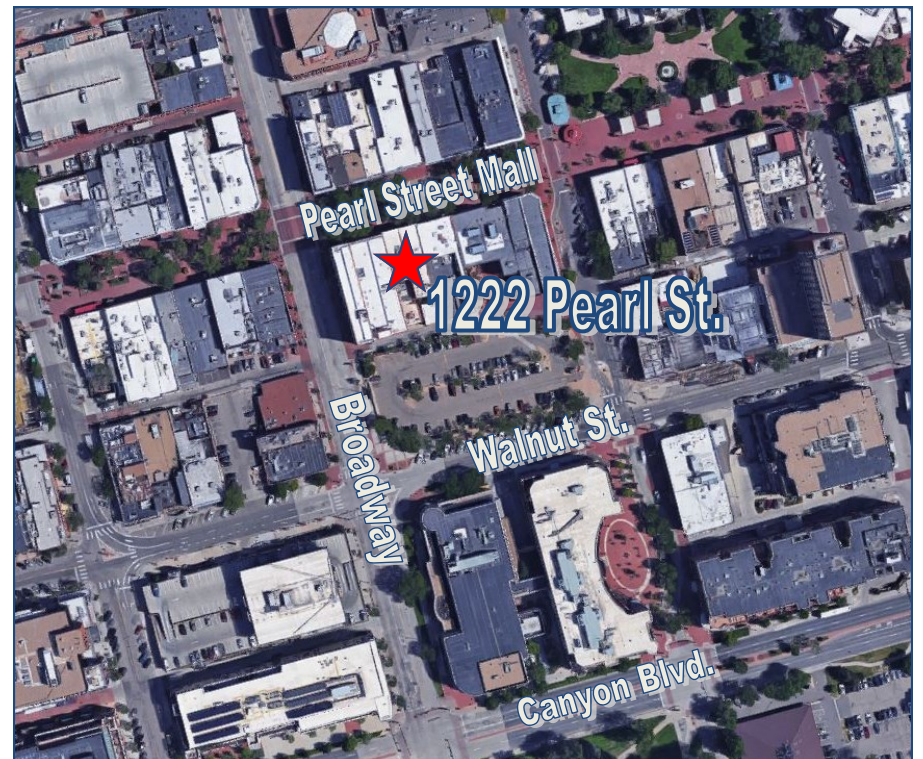


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1222 Pearl Street, Boulder, CO



Unit	Square Footage	Price
200	3,813	\$24.00/SF + \$15.05 (NNN) = \$12,408.14/Month (NNNs as of 12/31/25)



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