

1245 Pearl Street  
Suites 201, 209  
Boulder, CO

596-738 SF  
Upstairs Office Suites

## Office Space Available!

- Prestigious location at the corner of 13th Street & the Pearl Street Mall
- Unique upstairs office spaces in a charming historical building
- Common restrooms
- Ample natural light
- All amenities within walking distance
- Reserved parking available nearby
- Easy access from both 13th Street and Pearl Street sides
- Beautiful park views
- Café and meeting rooms available on first floor



**TEBO**  
PROPERTIES

Contact us for more information:  
[leasing@teboproperties.com](mailto:leasing@teboproperties.com)  
303-447-8326  
[www.TEBOproperties.com](http://www.TEBOproperties.com)

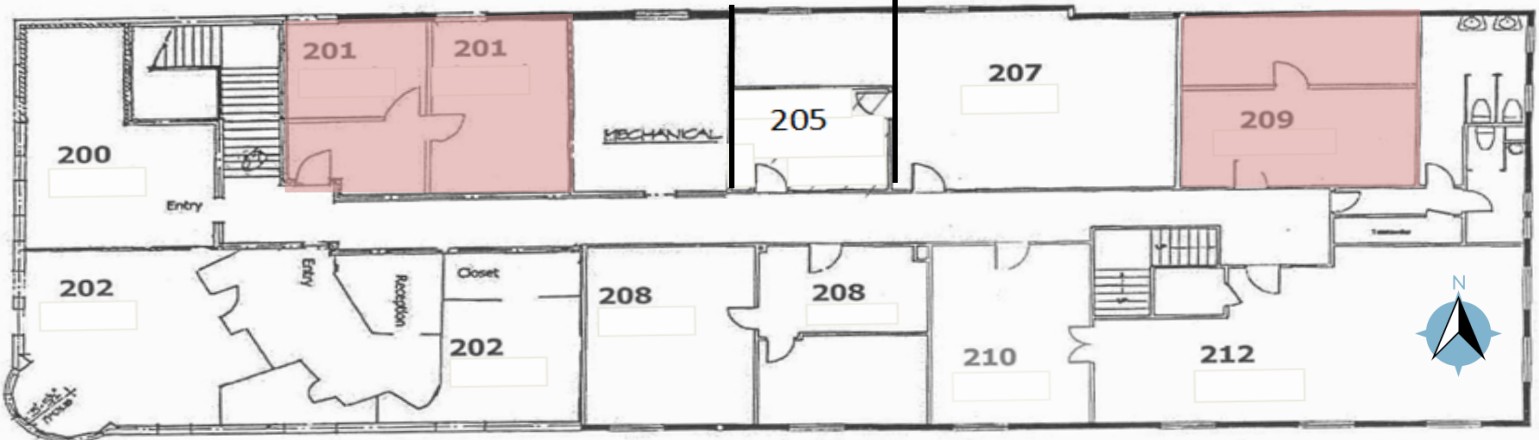
# OFFICE SPACE FOR LEASE



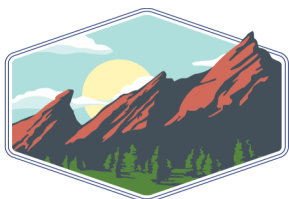
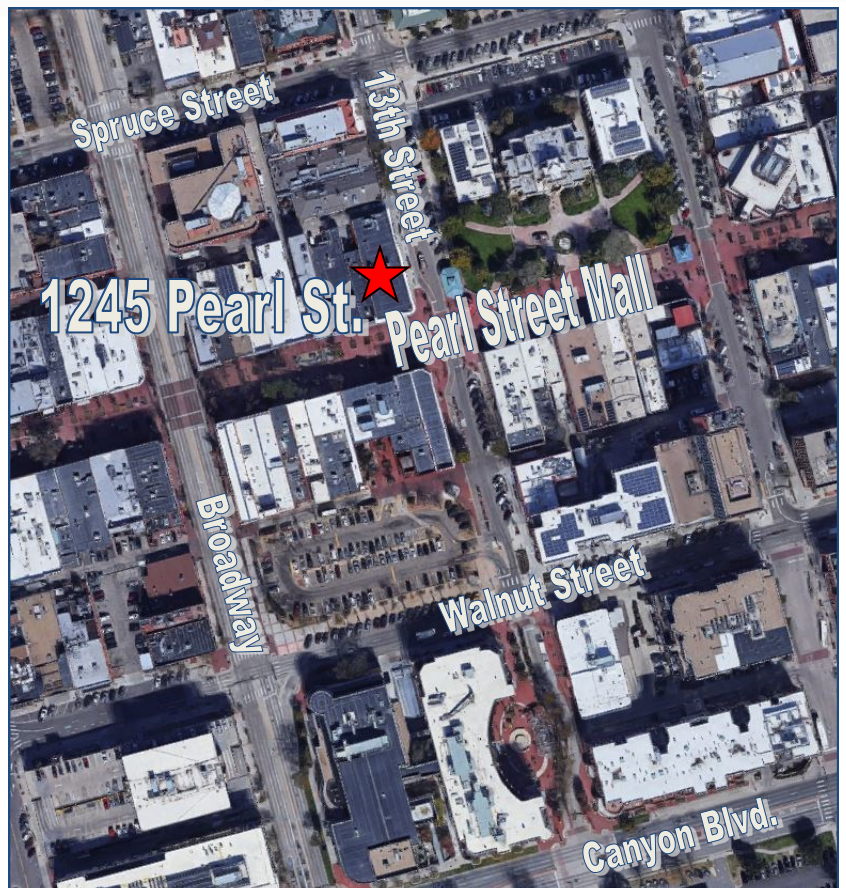
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## 1245 Pearl Street, Suites 201, 209

- Available for Lease



Unit	Square Footage	Price
201	738	\$2,500/MO + Utilities
209	596	\$2,500/MO + Utilities



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