

**1245 Pearl St  
Suites 202, 208, 209  
Boulder, CO**

**596 - 2,284 SF  
Upstairs Offices**

## **Office Spaces Available!**

- **Prestigious Pearl Street Location** – Situated at the iconic corner of 13th & Pearl in the heart of downtown Boulder
- **Charming Historic Building** – Unique upstairs offices in a beautifully preserved and character-filled property
- **Abundant Natural Light** – Bright, airy spaces with large windows
- **Flexible Office Layout** – Ideal for creatives, professionals, or boutique firms seeking an inspiring workspace
- **Prime Visibility & Access** – Easy access from both Pearl and 13th Streets, just steps from the Pearl Street Mall
- **Walkable Amenities** – Surrounded by top restaurants, shops, cafes, and services—all within walking distance
- **First-Floor Amenities** – Café and shared meeting rooms available on the ground level for added convenience
- **Nearby Reserved Parking** – Dedicated parking options available just a short walk from the building
- **Professional Atmosphere** – A quiet, elevated space in Boulder's most desirable pedestrian district

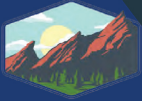


**TEBO**  
PROPERTIES

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

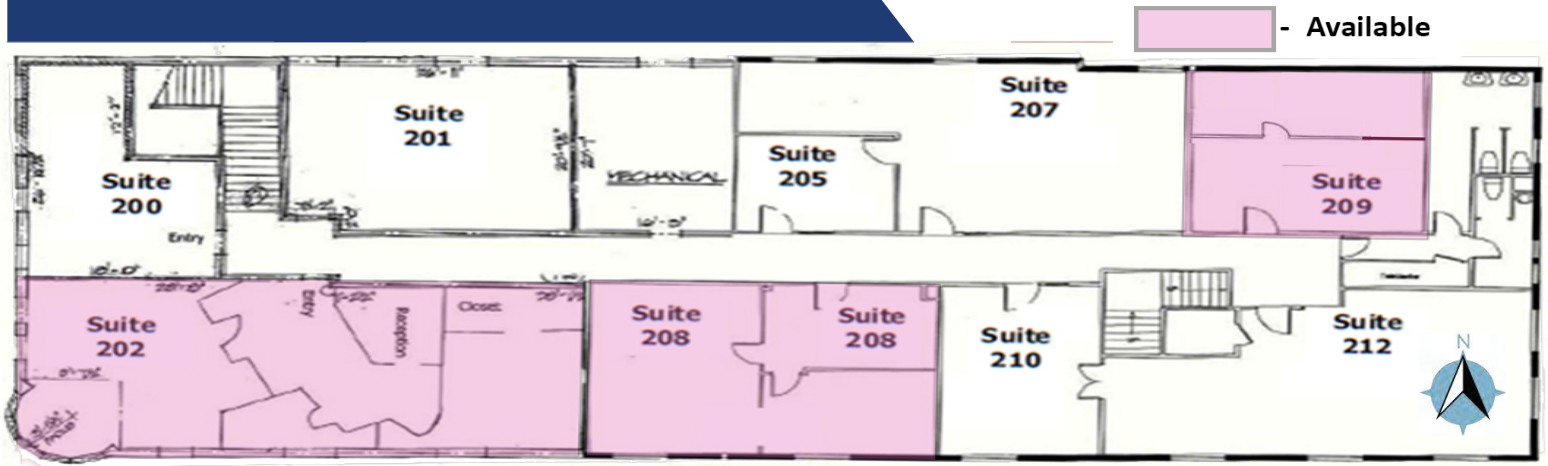


# OFFICE SPACE FOR LEASE

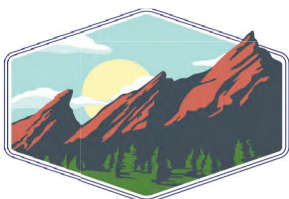
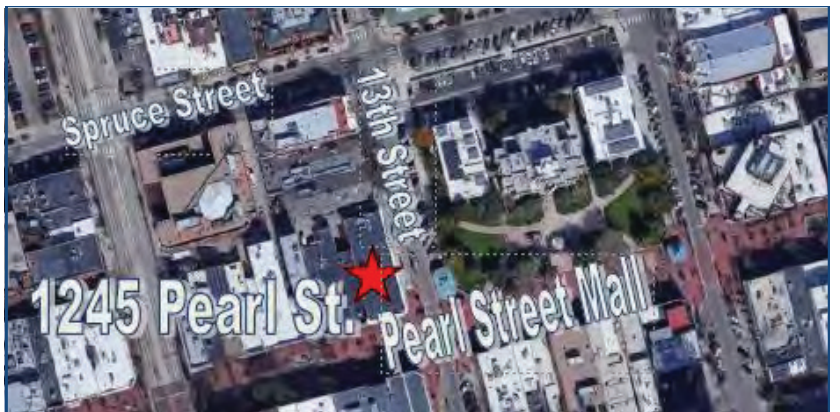


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1245 Pearl Street, Boulder, CO



Unit	Square Feet	Price
202	1,431	<b>CALL FOR RATE!</b>
208	853	<b>CALL FOR RATE!</b>
209	596	\$1,750.00/MO + Utilities
202 + 208	2,284	<b>CALL FOR RATE!</b>



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