

# 2017 17th Street Boulder, CO

1,050 Square Feet

## **Boutique Retail Space for Lease!**

### **Prime Pearl Street Proximity:**

Located just ½ block off Pearl Street

### **Flexible Use Opportunity:**

Ideal for boutique retail, showroom, or creative/tech office

### **Eclectic East Pearl District:**

Situated in a vibrant and unique neighborhood

### **Convenient Parking:**

Abundant street parking available nearby and shared on-site parking

### **High-Exposure Location:**

Heavy pedestrian and strong vehicular traffic

### **Established Retail Corridor:**

Join a successful community of East Pearl Street retailers

### **Visible Signage Opportunity:**

Prime building signage available

### **Walkable Amenities:**

Steps to restaurants, shops, salons, bars, and more

### **Additional Storage:**

Basement storage included



**TEBO**  
PROPERTIES

Contact us for more information:

[leasing@teboproperties.com](mailto:leasing@teboproperties.com)

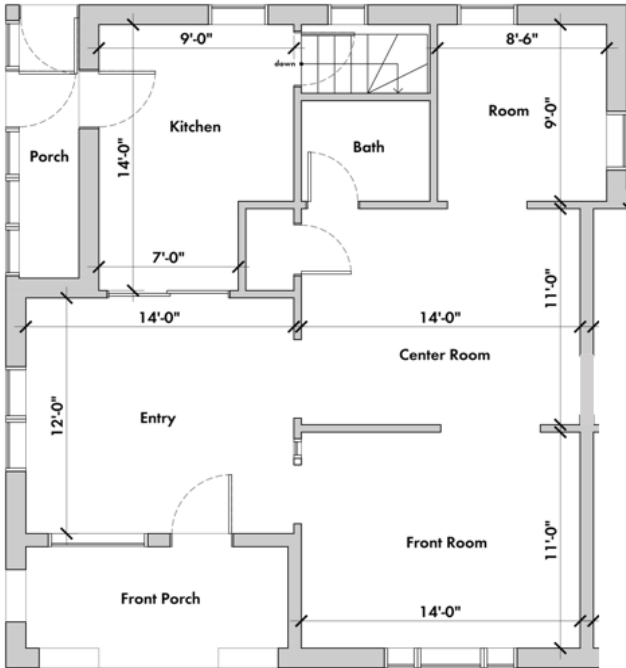
303-447-8326

[www.TEBOproperties.com](http://www.TEBOproperties.com)

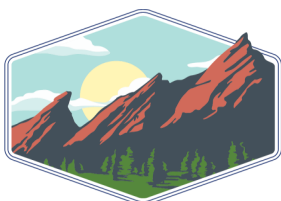


**TEBO**  
PROPERTIES

# 2017 17th Street



Square Footage	Price (NNN estimate as of 2025)
1,050	\$32.50/SF + \$18.09 (NNN) = \$4,426.63/MO



**TEBO**  
PROPERTIES

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