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2nd Floor Office Space with Flatiron Views

1102 PEARL STREET | BOULDER, CO 80302

SECOND FLOOR OFFICE SPACE

Size: 2,719 SF

Rate: $28.00-$32.00/SF NNN

Tenant Improvement Ready

LAST PEARL GEM

Imagine your business thriving in a prime location on Pearl Street in downtown Boulder. This second-level suite offers a stunning balcony, abundant natural light, and unbeatable views that will elevate your work environment. We're now taking this space to the next level, with plans to build out five private, light-filled offices and a large conference room—creating a polished, functional workspace designed for today's businesses. Located in the brand-new 1102 Pearl building, this suite combines an exceptional setting with a bright future. Secure your spot now and be among the first to make this thoughtfully designed space your new home.

PROPERTY HIGHLIGHTS

- Second-floor corner office with large operable windows and a balcony with Flatiron views.
- Top-quality and high-style finishes, an elevator, and more daily natural light than many cities can promise in a year.
- 2,719 SF space features a southwest-facing terrace in what's debatably the best location in Boulder.
- Join awesome tenants like Marine Layer, Cotopaxi, Pendleton & newly announced Bank of Colorado!







LEARN MORE ABOUT THIS PROPERTY

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LEVEL 2 FINISH PLAN





2,719 SF AVAILABLE

Buildout will include five private, light-filled offices and a large conference room



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