

## 2nd Floor Office Space with Flatiron Views

**1102 PEARL STREET | BOULDER, CO 80302**

**SECOND FLOOR OFFICE SPACE**

Size: 2,719 SF

Rate: Negotiable

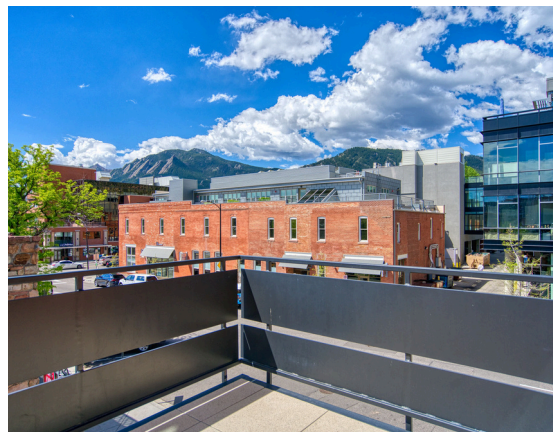
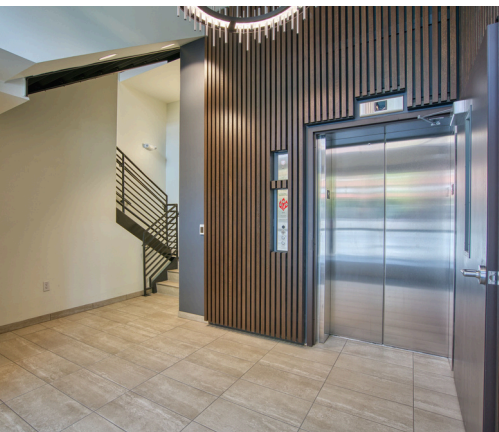
Ready for Tenant Improvements

# 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 and unbeatable views that will elevate your work environment. A brand new building with a bright future, 1102 Pearl is a hub of productivity, versatility, and contented tenants. Our advice? Secure your spot now before someone else does.

### PROPERTY HIGHLIGHTS

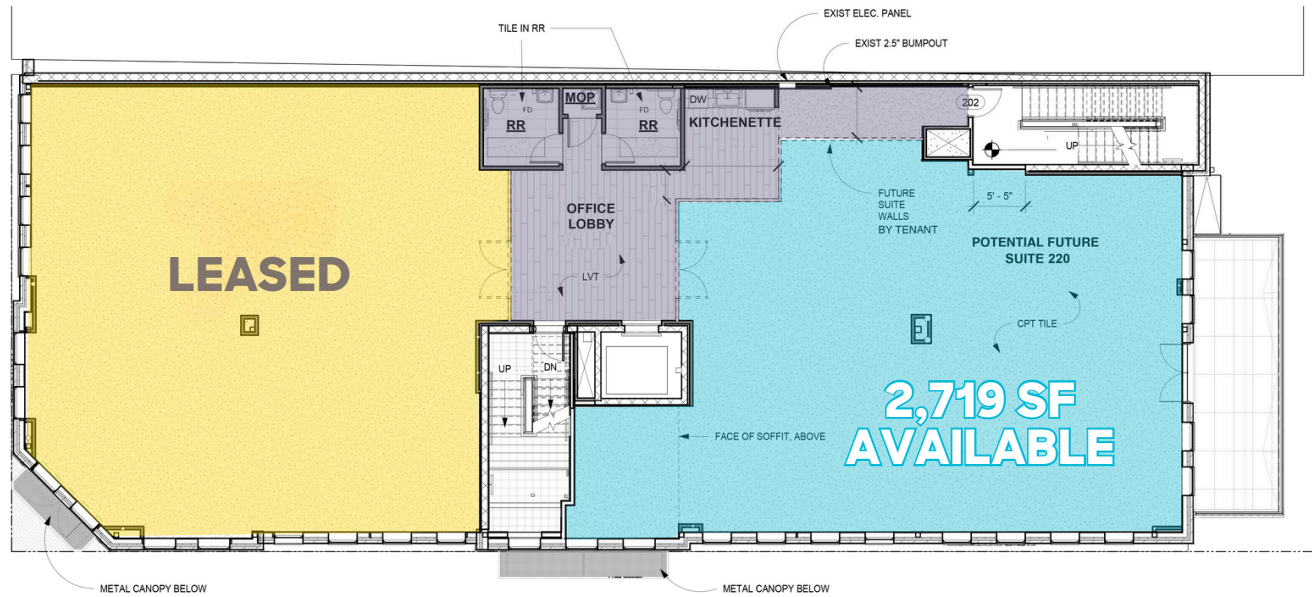
- Second-floor corner office with large operable windows and a balcony with Flatiron views.
- Top-quality and high-style finishes, an elevator, and more daily natural light than many cities can promise in a year.
- 2,719 SF space features a southwest-facing terrace in what's debatably the best location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



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## LEVEL 2 FINISH PLAN



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