

## Downtown Retail/Office Space for Sale or Lease

1505 PEARL STREET | BOULDER, CO 80302  
SUITE 106

Size: 2,285 SF

For Sale Price: \$1,450,000 \$1,350,000

For Lease Rate: \$30.00 NNN (\$24.50)

Date Available: Immediately

PRICE REDUCTION!

# COMMITMENT ISSUES NO MORE

Why deal with the hassle when you can have it all? This downtown gem offers the charm and convenience you're looking for—modern updates, high ceilings, and incredible natural light—without the parking headaches of the bricks. It's stylish, versatile, and oh-so-easy to love, making it perfect for retail, office, or personal services. Don't let the perfect match get away—it's time to make your big move!

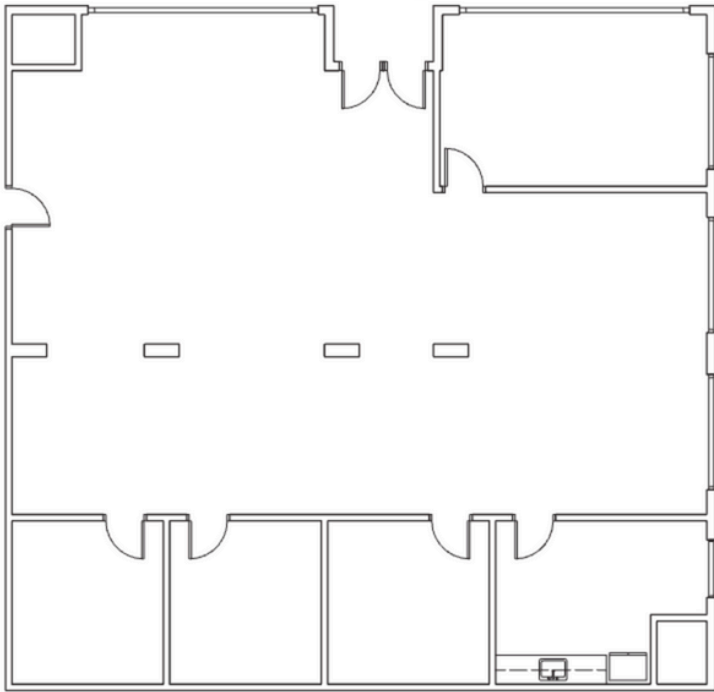
### PROPERTY HIGHLIGHTS

- Flexible space for retail, office or personal services
- Updated, modern space with high, open ceilings
- Excellent natural light throughout
- Large floor to ceiling storefront windows
- Downtown location with convenient nearby parking



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ENTRANCE/15TH STREET



PEARL STREET MALL



PEARL ST

BROADWAY

14TH ST

15TH ST

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**ANNIE LARNER**

303 444 1344  
 Annie@MarketRealEstate.com

**NATE LITSEY**

303 444 4024  
 Nate@MarketRealEstate.com

