

Prime Pearl Street Corner Development

1102 PEARL STREET | BOULDER, CO 80302

Unit Size 4,883 (Divisible to 1,000 SF)

Rate: Negotiable

Available: 2020

GET IN YOUR CORNER!

It's happening. *It's really happening.* What once was old (well, Old Chicago) could soon be your business's new HQ. This premier location on the Pearl St. Mall is getting a full-blown upgrade, and you stand to reap the spoils. It sits on the bricks at 11th St. and has so much foot traffic and storefront exposure, it should be illegal. But it's not. We checked. Twice. So get in here quick before someone else does.

PROPERTY HIGHLIGHTS

- Premier Pearl Street Mall Location
- 2,000 Pedestrians/Per Hour
- On the Bricks and 11th Street
- 14' Ceilings and 175 Linear Feet of Storefront
- Redevelopment Scheduled to Commence Late 2019
- Surrounded by strong nationally and locally based retailers.

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CONCEPTUAL VIEW FROM PEARL



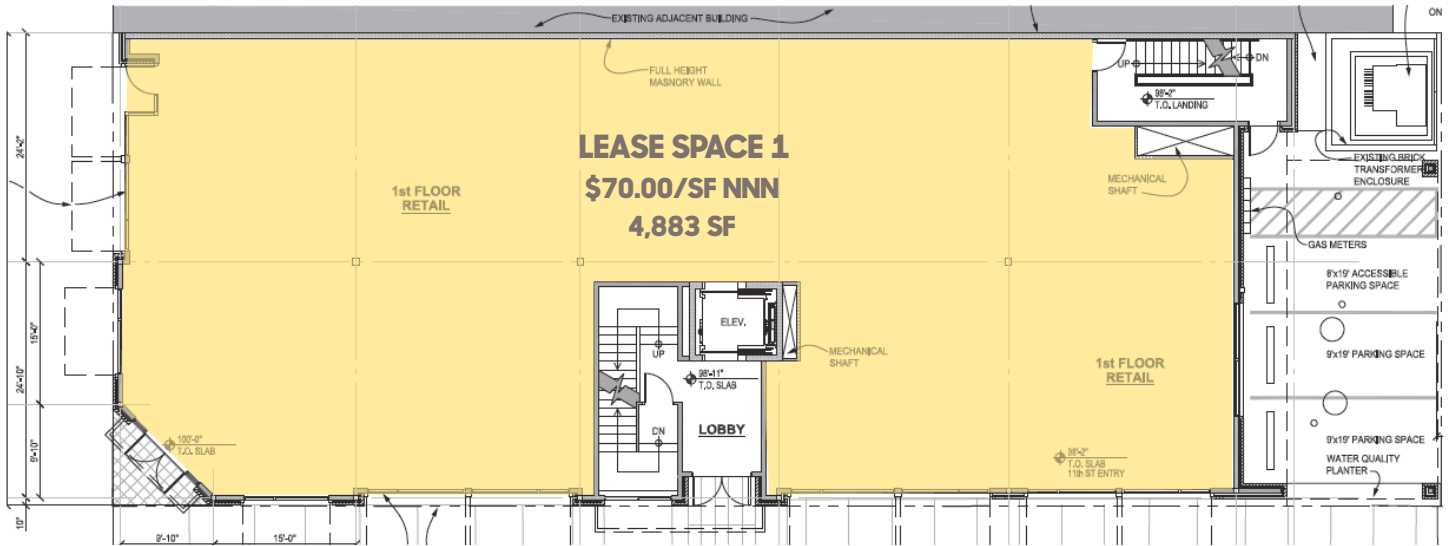
CONCEPTUAL VIEW FROM 11TH



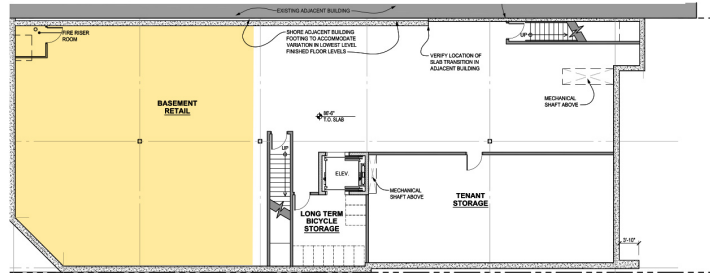
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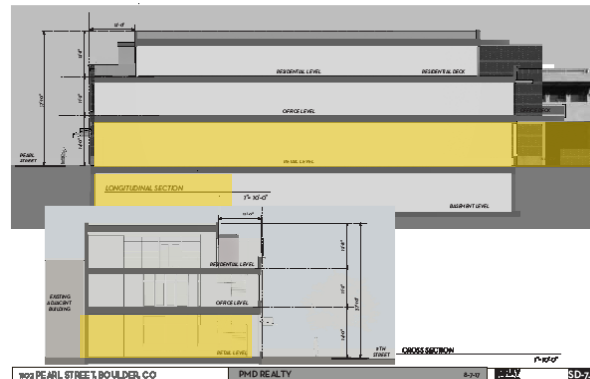
FLOOR ONE RETAIL SPACE



1/3 OF BASEMENT FOR STORAGE



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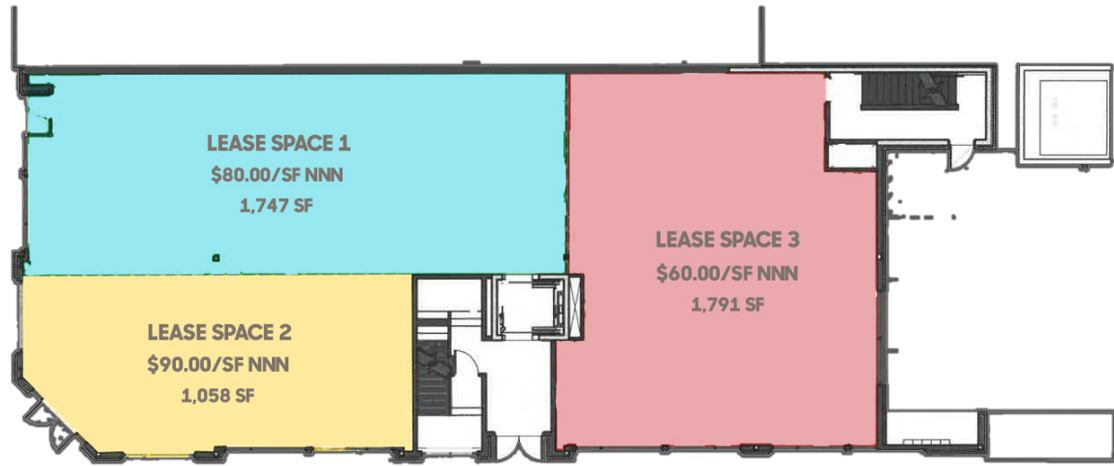
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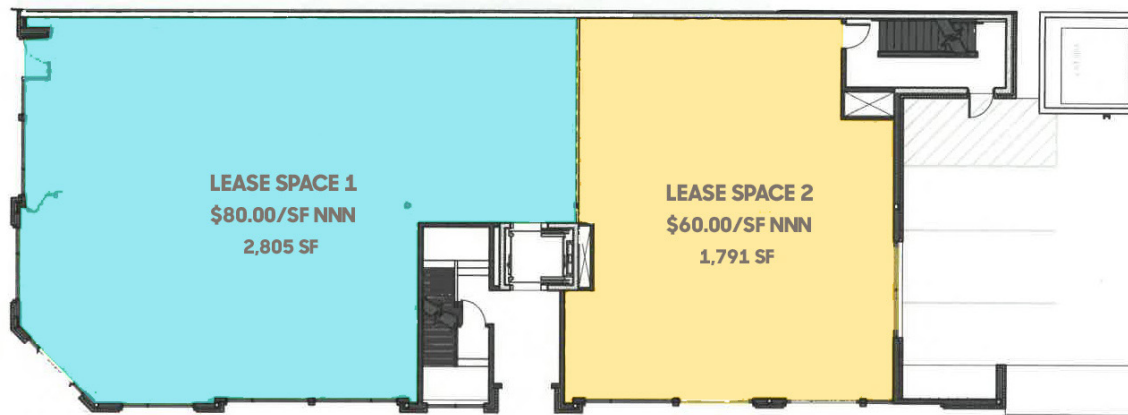




FLOOR ONE RETAIL SPACE



LEASE OPTION 1



LEASE OPTION 2

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BEAUTIFUL BOULDER, CO

- July 2014, Boulder was ranked #1 in the U.S. for workforce education levels in the poll of "Best Places for Business" by Forbes.
- June 2012, Boulder ranked #1 on Richard Florida's list of "America's Most Creative Cities".
- CU-Boulder ranked in the top 20 of "America's Most Entrepreneurial Universities" by Forbes, 2014
- Boulder has the highest "high-tech startup density" of any metro area in the U.S., according to the August 2013 Kauffman Foundation Report.
- The Boulder metro area ranked 3rd in the U.S. for venture capital invested per capita in 2012.
- Inc. Magazine has named Boulder "America's Startup Capital" and "America's Startup City".
- Boulder was named to the Business Insider list of 20 Most Innovative Cities in 2013.
- In the March 2014 Gallup-Healthways Well-Being Index, Boulder ranked #2 of "Top Cities for Well Being".
- Boulder's Pearl Street made Food & Wine's May 2013 list of "Ten Best Foodie Streets in America".
- Boulder has over 300 restaurants featuring local, regional and international cuisine. Several local restaurants have received national acclaim including Frasca Food and Wine, winner of a prestigious James Beard award.
- Gallup-Healthways Well-Being Index ranked Boulder #2 in its "Top Cities for Well Being" list, March 2014.
- Boulder was recently rated the "#1 Sports Town in America" by Outside Magazine.

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