

2250 Pearl

2250 Pearl St, Boulder, CO, 80302

Retail: Freestanding For Lease

Prepared on August 25, 2022



Listing Details | Retail For Lease

Suite	-	Rent Esc. Type	None
Secondary Uses	Flex/R&D	Vacant	Yes
Sublease	No	Available Date	8/12/2022
Total Available Space	1,892	Days On Market	13 days
Min Div/Max Contig	660/1,892 SF	Date Listed	8/12/2022
Asking Rate	\$25.00 Annual/SF	Last Modified	8/25/2022
Monthly Rate	\$3,942	Listing ID	32000606
Lease Type	NNN	Entire Floor	Yes
Expenses	\$14.89 (Tax & CAMs)	Restrooms	1
Signage	On Building	Parking Spaces	10
Show Instructions	Call broker		

Description

Stand alone historic building with large yard and plenty of parking. Prominent SW corner location on the corner of Pearl Street and 23rd street. High visibility and traffic count. Rustic feel. Short term lease is OK up to two years. If divided, rate will be higher depending on configuration.

Property Details

Building Class	-	Building Size	1,892 SF
Property Type	Retail	Land Size	0.16 Acres / 6,970 SF
Sub Type	Freestanding	Number of Buildings	1
Zoning	MU-3	Floors	1
Building Status	Existing	Year Built/Renovated	1924, 1974

Contact



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Scottsdale Properties