
Crestone Capital Advisors

PREPARED BY:



Rare Space Inc.

1331 17th St, Suite M-100
Denver, CO 80202

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1048 Pearl St - Pearl West



Location: **Pearl West**
AKA 1023 Walnut St
Boulder Cluster
Boulder Submarket
Boulder County
Boulder, CO 80302

Building Type: **Class A Office**

Status: **Under Construction, delivers Apr 2016**

Stories: **5**

RBA: **175,755 SF**

Typical Floor: **35,151 SF**

Total Avail: **102,479 SF**

% Leased: **41.7%**

Developer: **The Nichols Partnership, Inc.**

Management: **-**

Recorded Owner: **Karlin Real Estate**

Parcel Number: **1463303-40-001**

Parking: **300 Covered Spaces are available; Ratio of 1.69/1,000 SF**

Amenities: **Atrium, Balcony, Skylights**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P GRND	968	968	968	Withheld	04/2016	Negotiable	New
P GRND / Suite 101	3,771	3,771	3,771	Withheld	04/2016	Negotiable	New
P GRND / Suite 107	1,585	1,585	1,585	Withheld	04/2016	Negotiable	New
P GRND / Suite 109	1,045	1,045	1,045	Withheld	04/2016	Negotiable	New
P GRND / Suite 111	532	532	532	Withheld	04/2016	Negotiable	New
P GRND / Suite 113	2,650	10,294	10,294	Withheld	04/2016	Negotiable	New
P GRND / Suite 115	7,644	10,294	10,294	Withheld	04/2016	Negotiable	New
P 2nd	6,005	31,982	31,982	Withheld	04/2016	Negotiable	New
P 2nd	13,027	31,982	31,982	Withheld	04/2016	Negotiable	New
P 2nd	12,950	31,982	31,982	Withheld	TBD	Negotiable	New
P 3rd	34,553	48,792	48,792	Withheld	TBD	Negotiable	New
P 3rd	14,239	48,792	48,792	Withheld	04/2016	Negotiable	New
P 4th	3,510	3,510	3,510	\$50.00/nnn	04/2016	Negotiable	New

