

Lease Availability Report

1048 Pearl St - Pearl West

Boulder, CO 80302 - Boulder Submarket



BUILDING

Type:	Class A Office
Tenancy:	Multiple
Year Built:	Under Construction
RBA:	175,755 SF
Floors:	5
Typical Floor:	35,151 SF

AVAILABILITY

Min Divisible:	1,152 SF
Max Contig:	12,864 SF
Total Available:	21,987 SF
Asking Rent:	\$20.86 - 95.00/NNN

SPACES

Floor	Suite	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P LL		Retail	New	11,491	11,491	12,864	\$20.86/NNN	Aug 2016	Negotiable
P GRND	117	Retail	New	2,612	2,612	2,612	\$44.00/NNN	Aug 2016	Negotiable
P GRND		Retail	New	1,373	1,373	12,864	\$50.00/NNN	Aug 2016	Negotiable
P GRND	113B	Retail	New	1,849	1,849	1,849	\$85.00/NNN	Aug 2016	Negotiable
P GRND	113A	Retail	New	1,152	1,152	1,152	\$95.00/NNN	Aug 2016	Negotiable
P 4th	400	Retail	New	3,510	3,510	3,510	\$50.00/NNN	Aug 2016	Negotiable

AMENITIES

Atrium, Balcony, Skylights

TRANSPORTATION

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

Airport: 53 minute drive to Denver International Airport

Walk Score ®: Walker's Paradise (94)

Transit Score ®: Good Transit (64)

KEY TENANTS

SolidFire	61,819 SF	Galvanized GSchool	52,662 SF
Crestone Capital Advisors LLC	28,300 SF	Trade Desk	13,010 SF
Modern Hospitality Systems	7,626 SF	Eureka	7,614 SF

