

---

# Crestone Capital Advisors

---

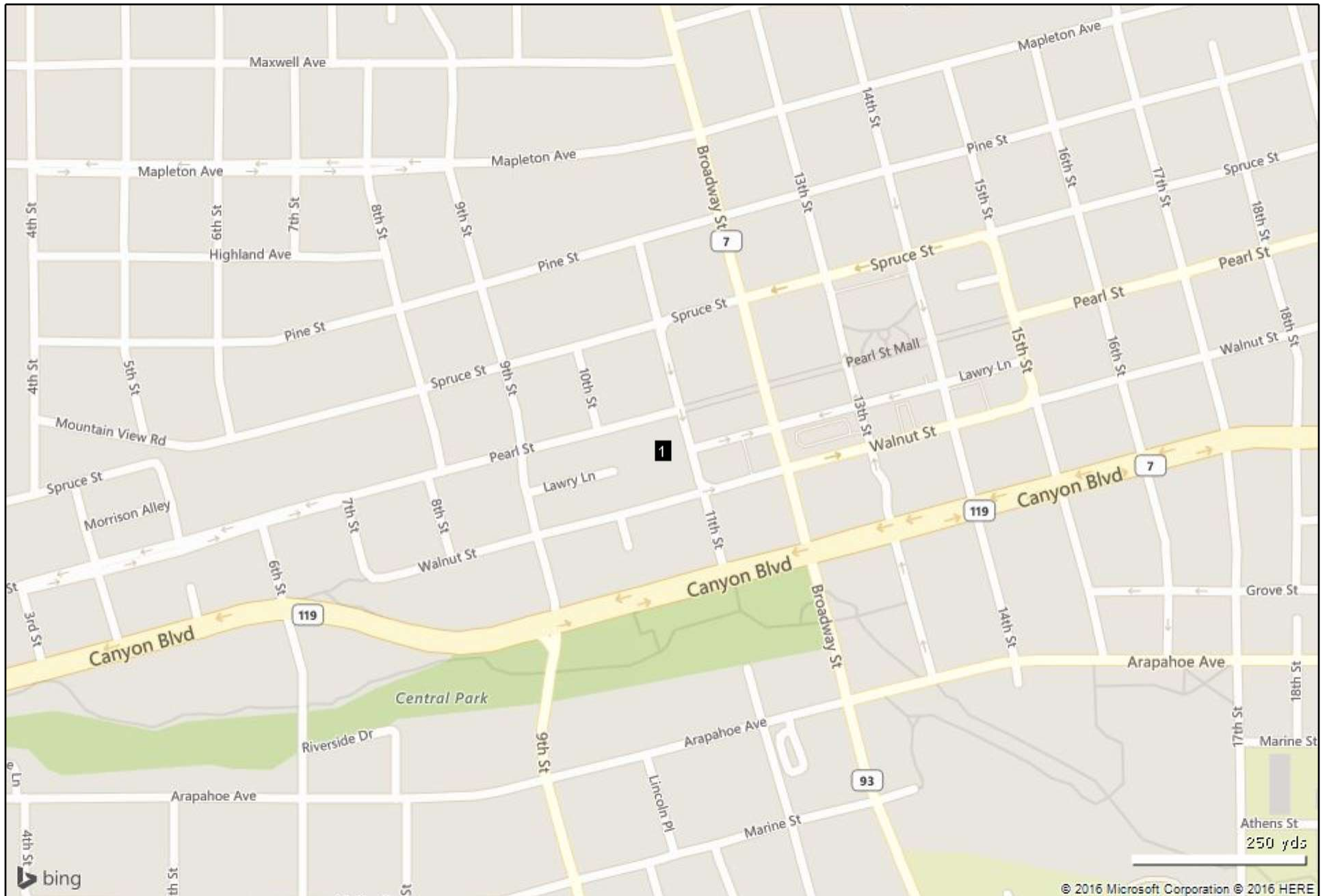
8/1/2016

PREPARED BY:



**Rare Space Inc.**  
1331 17th St, Suite M-100  
Denver, CO 80202

**Tom Grotewold**  
CEO  
(303) 296-8800 (phone)  
(303) 296-8814 (fax)  
tom@rarespace.com



# Lease Availability Report

## 1048 Pearl St - Pearl West

Boulder, CO 80302 - Boulder Submarket



### BUILDING

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

### AVAILABILITY

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

### 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	Vacant	Negotiable
P GRND	117	Retail	New	2,612	2,612	2,612	\$44.00/NNN	Vacant	Negotiable
P GRND		Retail	New	1,373	1,373	12,864	\$50.00/NNN	Vacant	Negotiable
P GRND	113B	Retail	New	1,849	1,849	1,849	\$85.00/NNN	Vacant	Negotiable
P GRND	113A	Retail	New	1,152	1,152	1,152	\$95.00/NNN	Vacant	Negotiable
P 4th	400	Retail	New	3,510	3,510	3,510	\$50.00/NNN	Vacant	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	The Trade Desk	13,010 SF
Modern Hospitality Systems	7,626 SF	Eureka	7,614 SF