

4909 Pearl East Cir - Pearl East Business Park



Location: **SEC**
Boulder Cluster
Boulder Submarket
Boulder County
Boulder, CO 80301

Building Type: **Class B Office**

Status: **Built Jan 1990**

Stories: **3**

RBA: **24,883 SF**

Typical Floor: **8,294 SF**

Total Avail: **11,992 SF**

% Leased: **51.8%**

Developer: -
 Management: **The W.W. Reynolds Companies, Inc.**
 Recorded Owner: **Upi & P7 Pearl East Llc**

Expenses: **2016 Tax @ \$3.11/sf; 2011 Ops @ \$6.47/sf, 2003 Est Ops @ \$6.06/sf**

Parcel Number: **1463280-28-007**

Parking: **75 Surface Spaces are available; Ratio of 3.47/1,000 SF**

Amenities: **Property Manager on Site**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 2nd / Suite 201	1,853	1,853	1,853	\$21.00/nnn	Vacant	Negotiable	Direct
E 3rd / Suite 300	10,139	10,139	10,139	\$22.00/nnn	Vacant	Negotiable	Direct