



Exclusively presented by :

Keys Commercial

UNIQUE DOWNTOWN
OFFICE OPPORTUNITY

PRICE REDUCTION!

PROPERTY FEATURES

- ✔ Downtown Location
- ✔ 5 Story Atrium
- ✔ Flatiron Views
- ✔ From 900 SF To 10,527 SF
- ✔ Base Rent \$22/SF NNN
- ✔ Opex: \$16.54/SF



ABOUT PROPERTY

Prime Downtown Boulder Office Suite location on Broadway, 1/2-block from the Pearl Street Mall with views of the Flatirons. Newly designed interior buildout with great lighting.

Geoffrey E. Keys - President

George G. Ryan - Broker Associate

📍 1048 Pearl St Suite 440 , Boulder , CO
✉ info@keys-commercial.com
🌐 www.keys-commercial.com



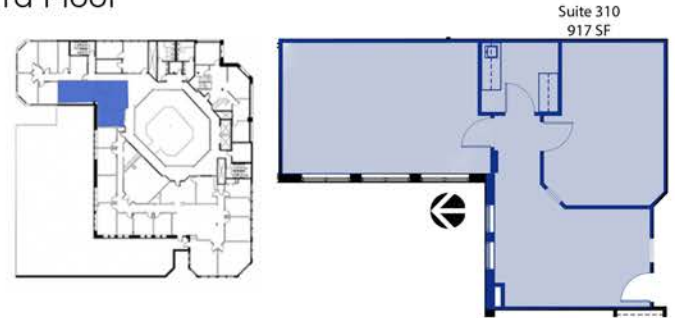
Exclusively presented by :

Keys Commercial

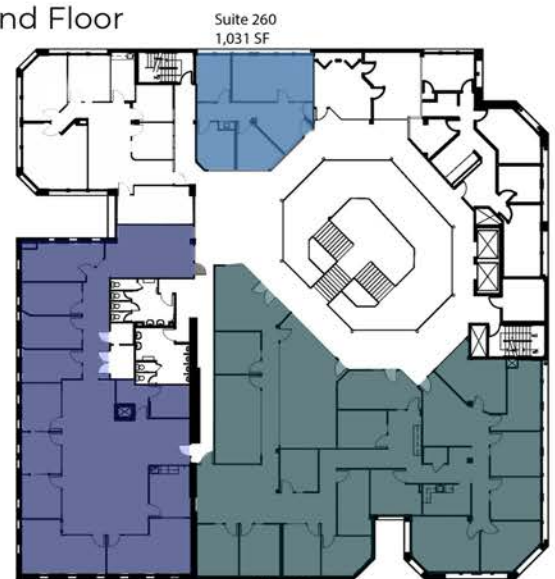
UNIQUE DOWNTOWN
OFFICE OPPORTUNITY

PRICE REDUCTION!

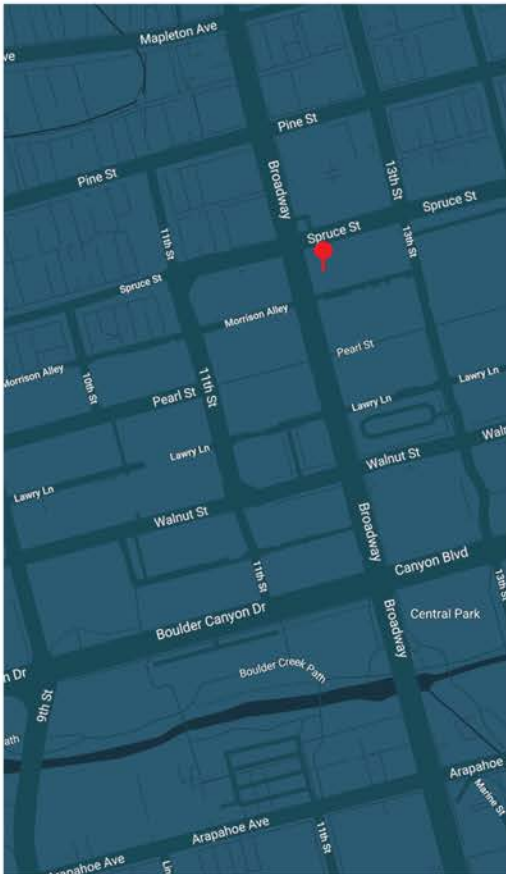
Third Floor



Second Floor



*6 months notice must be given to current tenant



Geoffrey E. Keys - President

George G. Ryan - Broker Associate

📍 1048 Pearl St Suite 440 , Boulder , CO
✉ info@keys-commercial.com
🌐 www.keys-commercial.com