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Keys Commercial

UNIQUE DOWNTOWN
RETAIL OPPORTUNITY

PRICE REDUCTION!

PROPERTY FEATURES

- ✔ Steps Away From Pearl Street Mall
- ✔ Office Or Retail Use
- ✔ Great Foot Traffic/Storefront Exposure On Broadway And Spruce
- ✔ From 1,212 SF To 3,318 SF
- ✔ Base Rent \$30/SF NNN
- ✔ Opex: \$16.54/SF



ABOUT PROPERTY

Mixed Use historic downtown property 1/2-block from the Pearl Street Mall. Prime location ideal for businesses wanting great visibility and constant walk-in traffic.

Geoffrey E. Keys - President

George G. Ryan - Broker Associate

📍 1048 Pearl St Suite 440 , Boulder , CO

✉ info@keys-commercial.com

🌐 www.keys-commercial.com



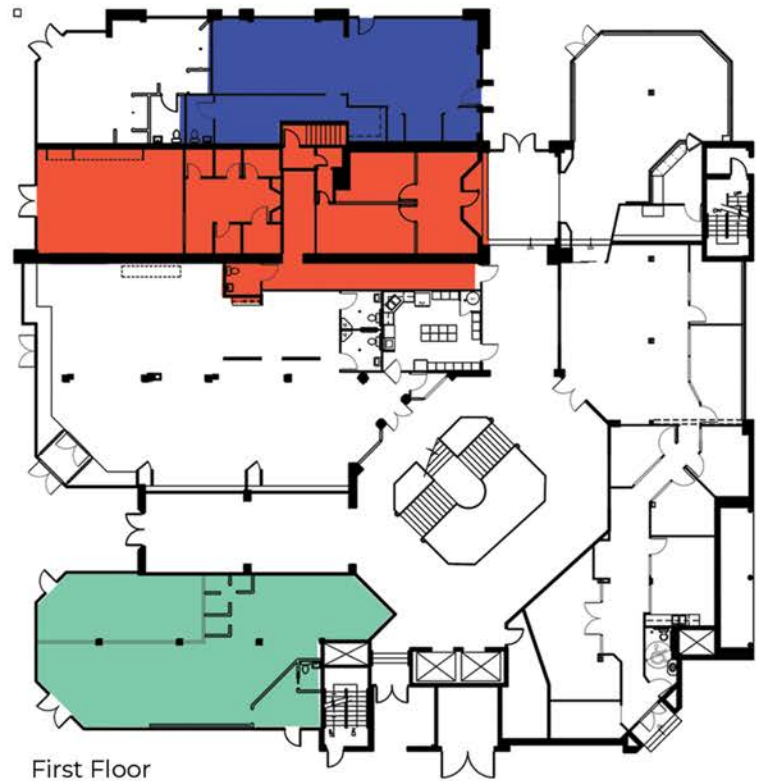
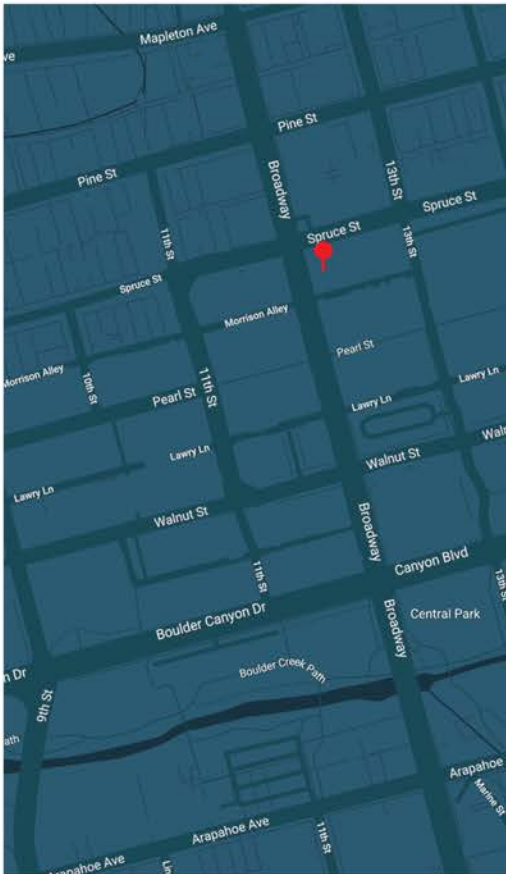
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First Floor

1650 SF

1212 SF

2106 SF



*Please do not disturb current tenants

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