

RETAIL | OFFICE CONDO FOR LEASE OR SALE

900 WEST PEARL STREET, UNIT 4, BOULDER, COLORADO

LEASE RATE

\$25.00 / RSF / NNN

EXPENSES

\$19.43 / RSF

SQUARE FOOTAGE

2,606 RSF

PURCHASE PRICE

\$1,500,000

2020 TAXES

\$32,465.58

2021 HOA/CAM ESTIMATE

\$1,458/MONTH (\$6.72/SF)

INSURANCE

\$650

UTILITIES

Separately metered utilities

PARKING

One on-site parking space included

FEATURES

- Currently built out as a plug and play fitness studio
- Open layout with reception/storefront, private office, and restroom with shower
- Edgy, modern design with concrete floor, open ductwork, and energy-efficient lighting
- Located in the heart of downtown Boulder and steps away from retail, restaurants, and many other amenities.
- Available Immediately!

WALK SCORE®

93

Walker's Paradise

Daily errands do not require a car.

97

Biker's Paradise

Daily errands can be accomplished on a bike.



FOR MORE INFORMATION CONTACT:

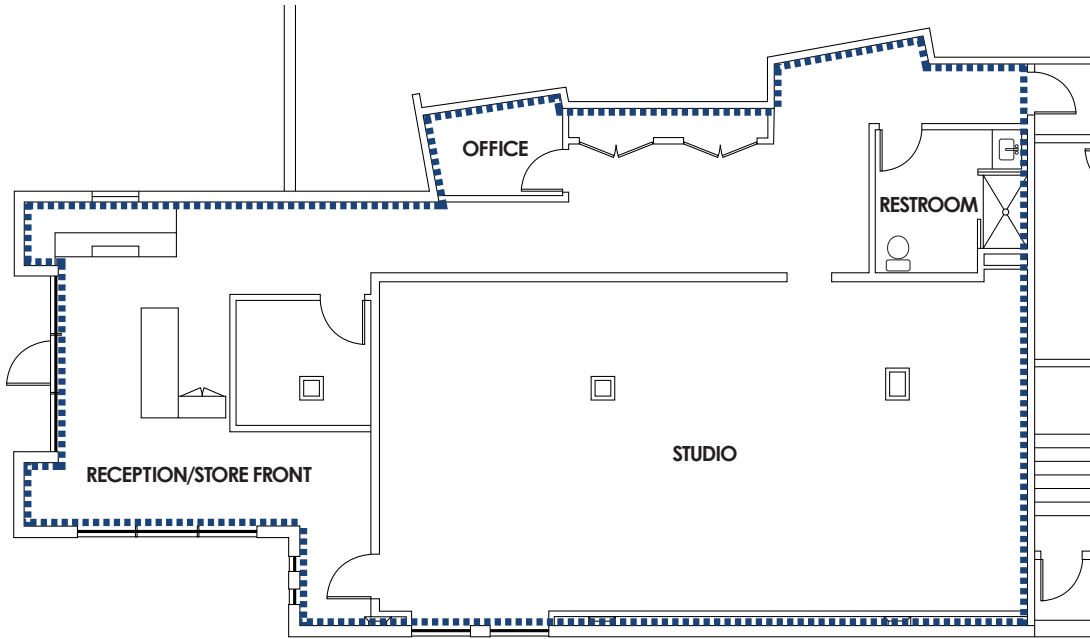
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FLOOR PLAN



FOR MORE INFORMATION CONTACT: