

OFFICE SPACE FOR LEASE

1245 Pearl Street Iconic Office On Boulder's Pearl Street Mall

596 SF OFFICE

Prestigious Pearl Street Location:

Situated at the iconic corner of 13th & Pearl in the heart of downtown Boulder

Charming Historic Building:

Unique upstairs offices in a beautifully preserved and character-filled property

Abundant Natural Light:

Bright, airy spaces with large windows

Flexible Office Layout:

Ideal for creatives, professionals, or boutique firms seeking an inspiring workspace

Prime Visibility & Access:

Easy access from both Pearl and 13th Streets, just steps from the Pearl Street Mall

Walkable Amenities:

Surrounded by top restaurants, shops, cafes, and services—all within walking distance

First-Floor Amenities:

Café and shared meeting rooms available on the ground level for added convenience

Nearby Reserved Parking:

Dedicated parking options available just a short walk from the building

Professional Atmosphere:

A quiet, elevated space in Boulder's most desirable pedestrian district



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leasing@teboproperties.com

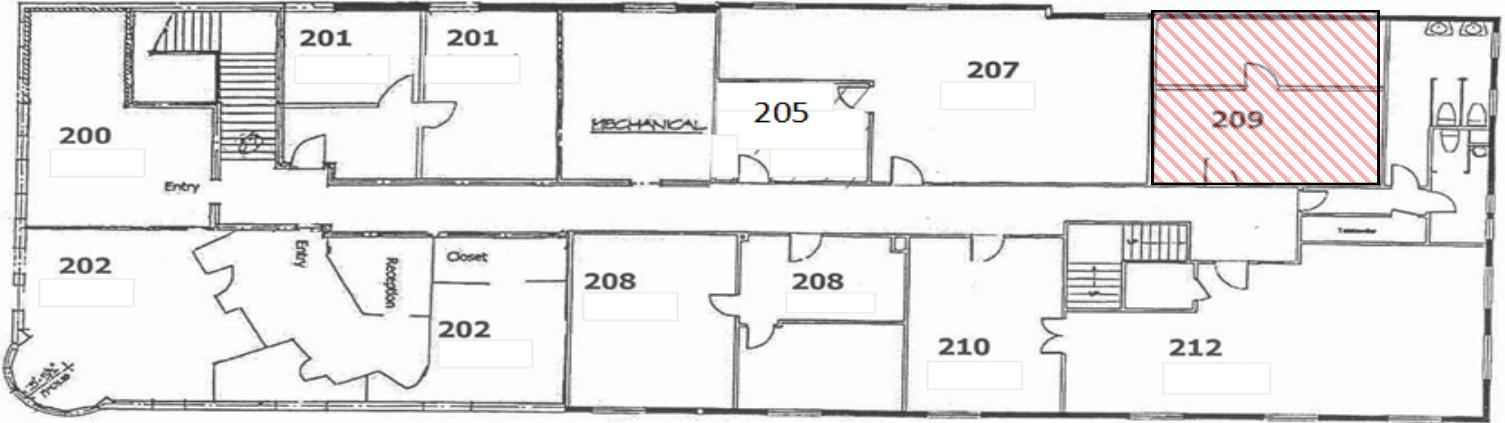
303-447-8326 teboproperties.com

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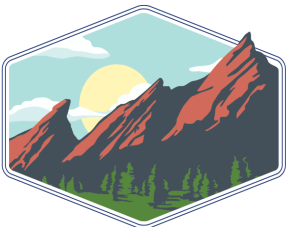
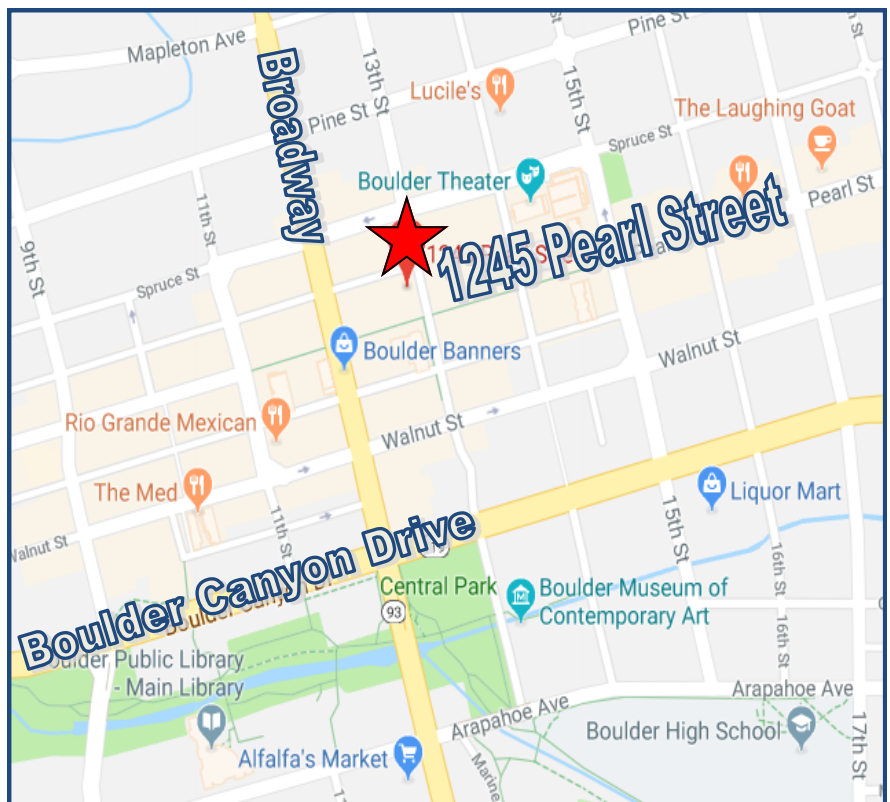
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1245 Pearl Street, Boulder, CO



- Available

Unit	Square Footage	Price
209	596	\$1,750.00/MO



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