



2010 14th Street
Boulder, CO



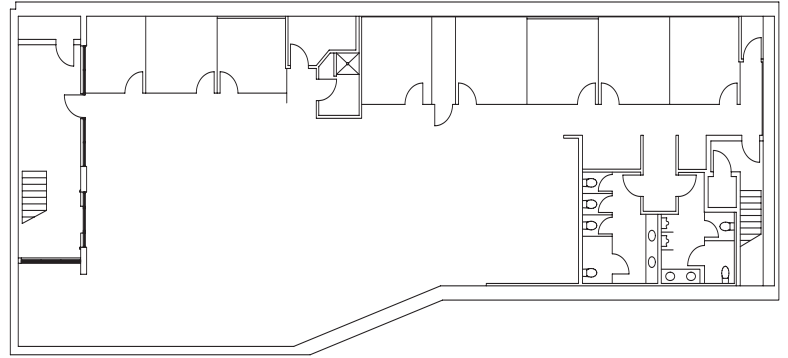
Boulder Pearl Street Portfolio



Available Space

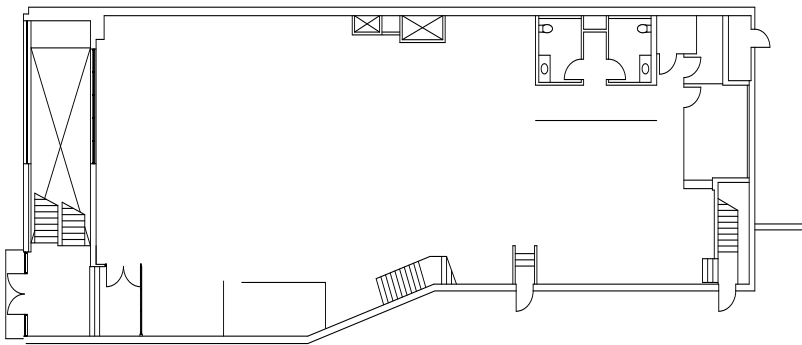
Lower Level

Suite L100 | 5,584 RSF



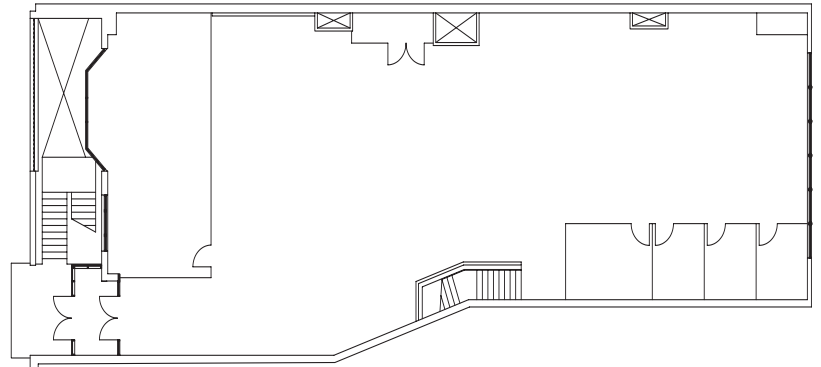
First Level

Suite 100 | 5,273 RSF



Second Level

Suite 200 | 5,810 RSF



LEASING

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Features

- **Direct pass-through on the 2nd floor to 1401 Pearl Street for an additional 25,000 RSF**
- 2010 to 1401 can be combined for a total of ~43,000 SF
- Immediate access to an abundance of shops and restaurants
- Steps away from the bricks of Boulder's iconic Pearl Street Pedestrian Mall
- Next door to Avanti
- Above market parking ratio in private parking garage with proximity to the building
- Open floorplan
- **Full building available now!**