



BOULDER, CO

PEARL ST.

PORTFOLIO



THE BOULDER LIFESTYLE, LIKE NEVER BEFORE.

Whether it's the breathtaking mountain views, enviable outdoors lifestyle, internationally renowned entrepreneurial community or access to one of the most educated talent pools in the U.S., there's a reason you're looking to grow in Boulder. We're here to tailor the Boulder experience to your company's mission, vision and values.

2.2:1000

parking between Unico garage at 15th & Spruce and the City Garage at 15th & Pearl

11

buildings with individual spaces ranging from...

1K — +25KSF

providing unmatched opportunity for growth within the portfolio

Financially strong, creative, and responsive ownership



GROW WITH US.

Built for startups, Fortune 500s and everything in between, Pearl Street Mall combines everything you love about Boulder with the kind of space you need to thrive here. Pearl Street Mall isn't just a storied collection of historic buildings, it's the embodiment of the city's active lifestyle and collaborative culture that puts people first.



EVERYTHING
YOU NEED,
EVERYDAY.

50+
RESTAURANTS & BARS

60+
RETAIL SHOPS

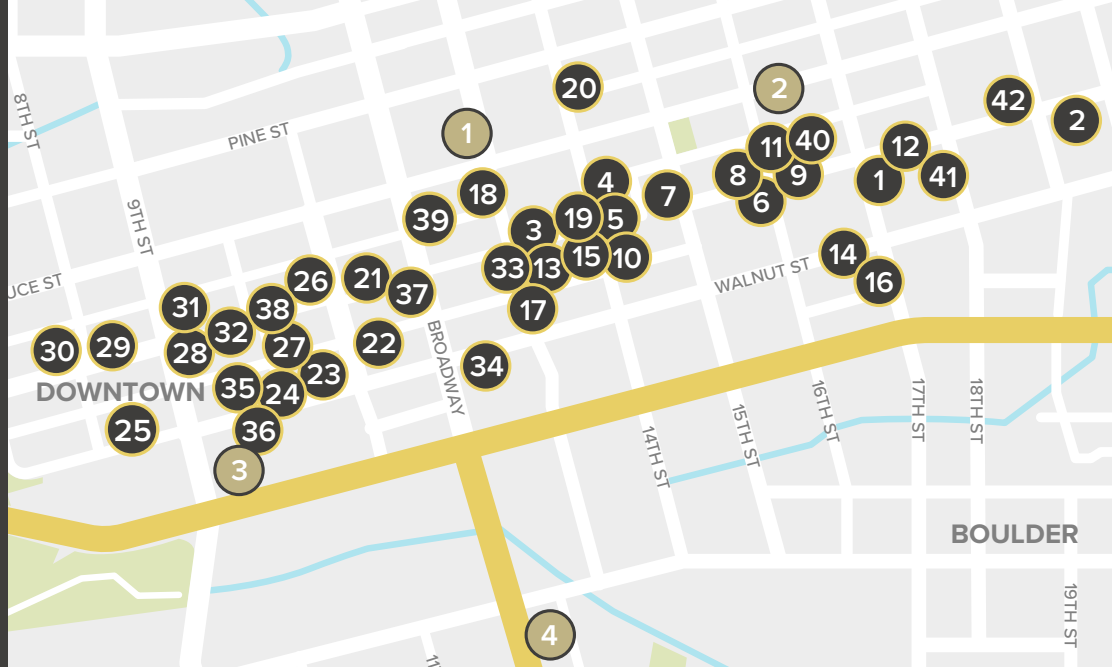
8+
GYMS & FITNESS

96
WALK SCORE

96
BIKE SCORE

RTD
GARAGE
AT 15TH & PEARL ST

GO
BOULDER
(HOP, SKIP, JUMP)



RESTAURANTS

1. Leaf
2. Dish Gourmet
3. Sforzo Trattoria Romana
4. Rooted Craft American Kitchen
5. Avanti Food and Beverage, Boulder
6. Organic Sandwich Company
7. Illegal Pete's - Pearl
8. Mountain Sun Pub & Brewery
9. Foolish Craig's Cafe
10. Oak
11. Sweetgreen
12. Pizzeria Locale
13. Falafel King
14. Arabesque
15. Pizza Colore
16. Barchetta
17. Steakhouse No. 316
18. The Post Chicken & Beer- Boulder
19. Ruthie's Boardwalk Social
20. Lucile's Creole Cafe
21. Hapa Sushi Grill and Sake Bar
22. Rosetta Hall
23. Corrida
24. Attic Bar & Bistro
25. Sherpa's Adventure Restaurant and Bar
26. The Kitchen American Bistro
27. Bartaco
28. The West End Tavern
29. Piece Love and Chocolate, LLC
30. Spruce Confections
31. My Neighbor Felix | Boulder
32. Trident Booksellers and Cafe
33. Bramble & Hare
34. Jaipur Indian Restaurant
35. Frank's Chophouse
36. Jill's Restaurant & Bistro
37. Japango
38. Centro Mexican Kitchen
39. Fuji Restaurant and Bar
40. Snooze, an A.M. Eatery
41. Frasca Food and Wine
42. Mateo

HOTELS

1. Hotel Boulderado
2. The Bradley Boulder Inn
3. St Julien Hotel & Spa
4. Boulder University Inn

FOR LEASING INFORMATION,

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