



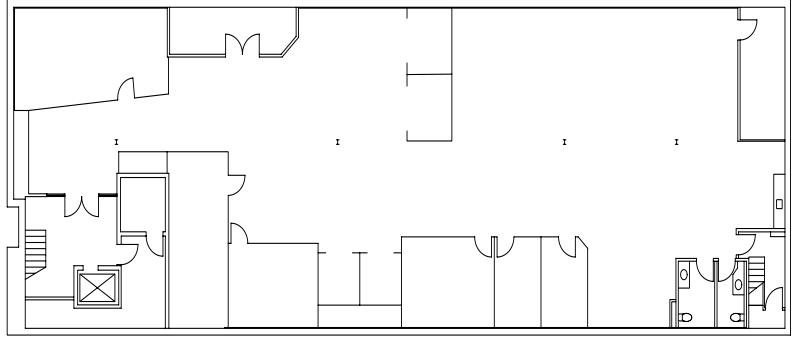
2040 14th Street
Boulder, CO

Boulder Pearl Street
Portfolio

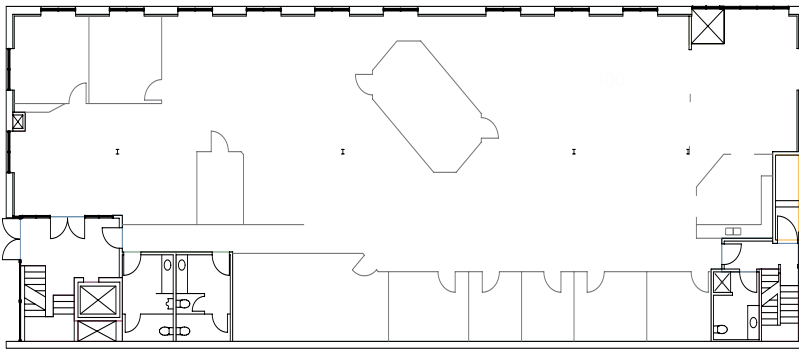


Available Space

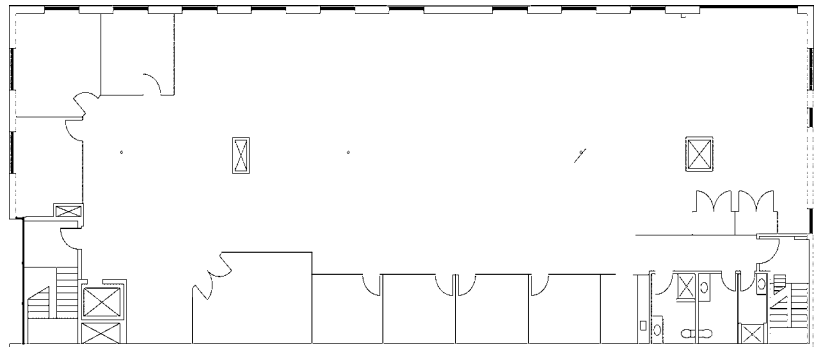
Lower Level
Suite 010 | 6,319 RSF



First Level
Suite 100 | 6,415 RSF



Second Level
Suite 200 | 6,703 RSF



LEASING

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Features

- **Full building available May 2022** *the main level is only floor not currently available
- Steps away from Avanti
- Steps away from the bricks of Boulder's iconic Pearl Street Pedestrian Mall
- Immediate access to an abundance of restaurants and shops
- Above market parking ratio in private parking garage with proximity to the building
- Open ceilings, open floorplan

