

# Just off the bricks Right on the mark

In commercial real estate, the word, of course, is Location.

For that very attribute, 1521 Pearl Street is hard to beat!

3,400 Square feet in Boulder. South facing. On Pearl Street. Just off the country's most successful pedestrian mall. Young, professional, educated, foot traffic.

Close proximity to, parking, and patronage. Plus, the potential for rooftop *al fresco* dining.

In fact, only way this location could be better is if it were next to a coffee shop that was featured in a New York Times article on young professionals.

Ok, it is!



## In the neighborhood of Just what you wanted.

Now Leasing: 1521 Pearl Street, Boulder, Colorado.

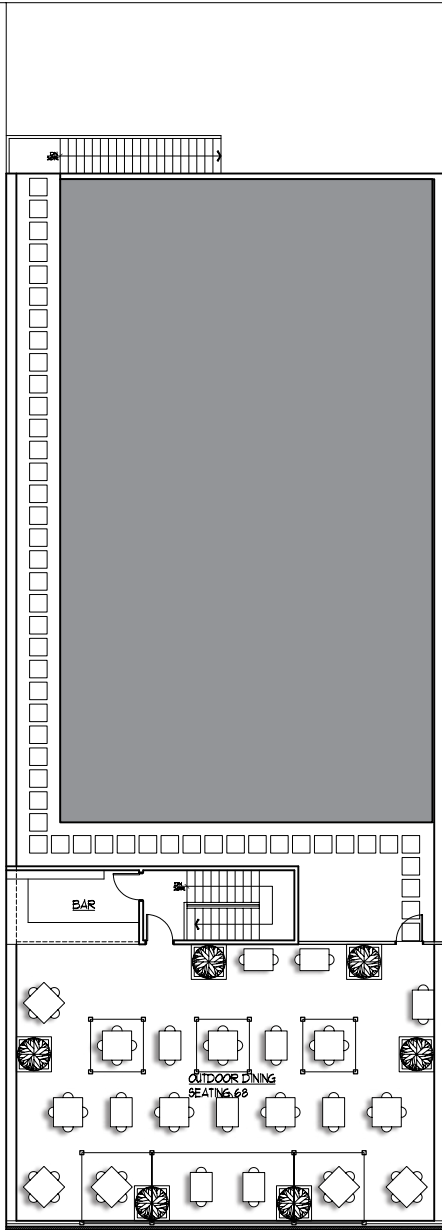
3400 Sq. Ft. of Retail/Restaurant space just east of the Pearl Street Mall  
with an additional 2500 sq. ft. potential for rooftop dining.

**Contact:** Steve LeBlang [stevlbg@yahoo.com](mailto:stevlbg@yahoo.com) 303-638-8927

# Oh, the possibilities!

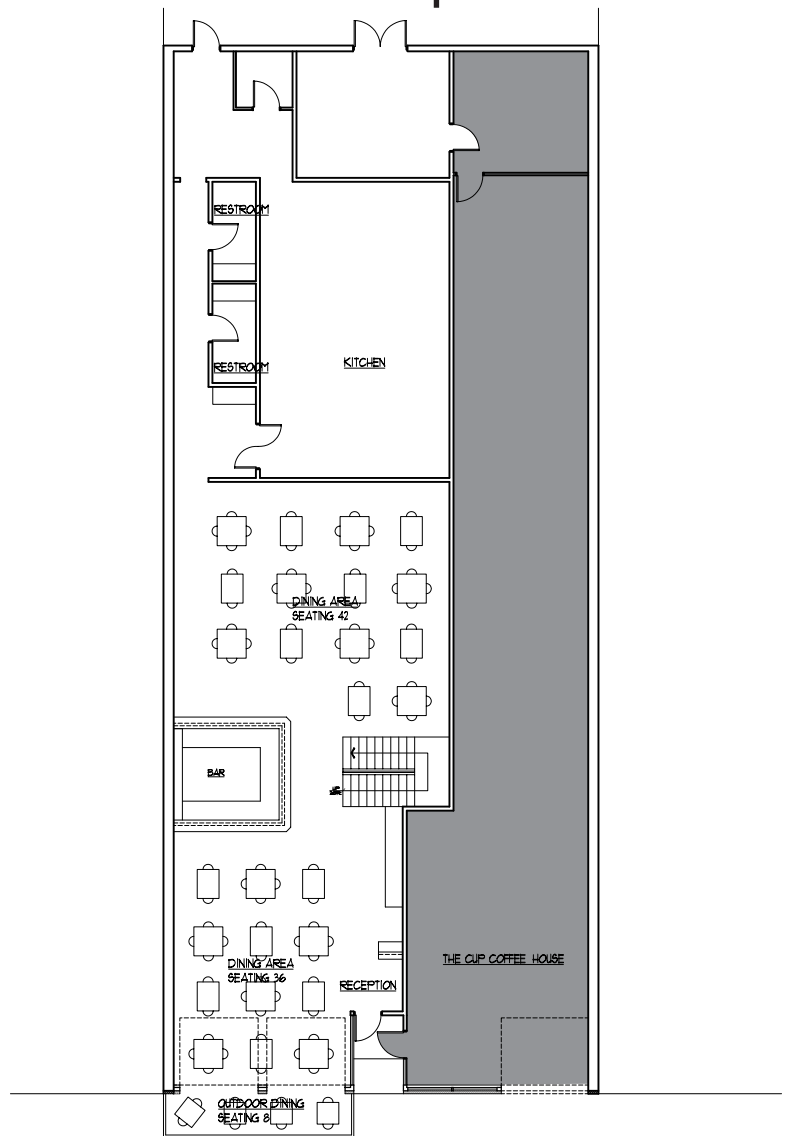
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Roof Deck  
Concept

## First Floor Concept



EAST PEARL STREET