

9101

**PEARL STREET
THORNTON, CO 80229**

\$16/SF (FS)
LEASE RATE

**THE PEARL
PROFESSIONAL
BUILDING**



**ONLY ONE MID-SIZE OFFICE
SUITE REMAINING**

**DENVER INFILL
SPECIALISTS**



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EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:	Suite # 104 1,905 SF
Lease Rate:	\$16 / SF/yr (Full Service)
Building Size:	25,800 SF
Floors:	Three (3)
Elevators:	One (1)
Year Built:	1982
Zoning:	CC

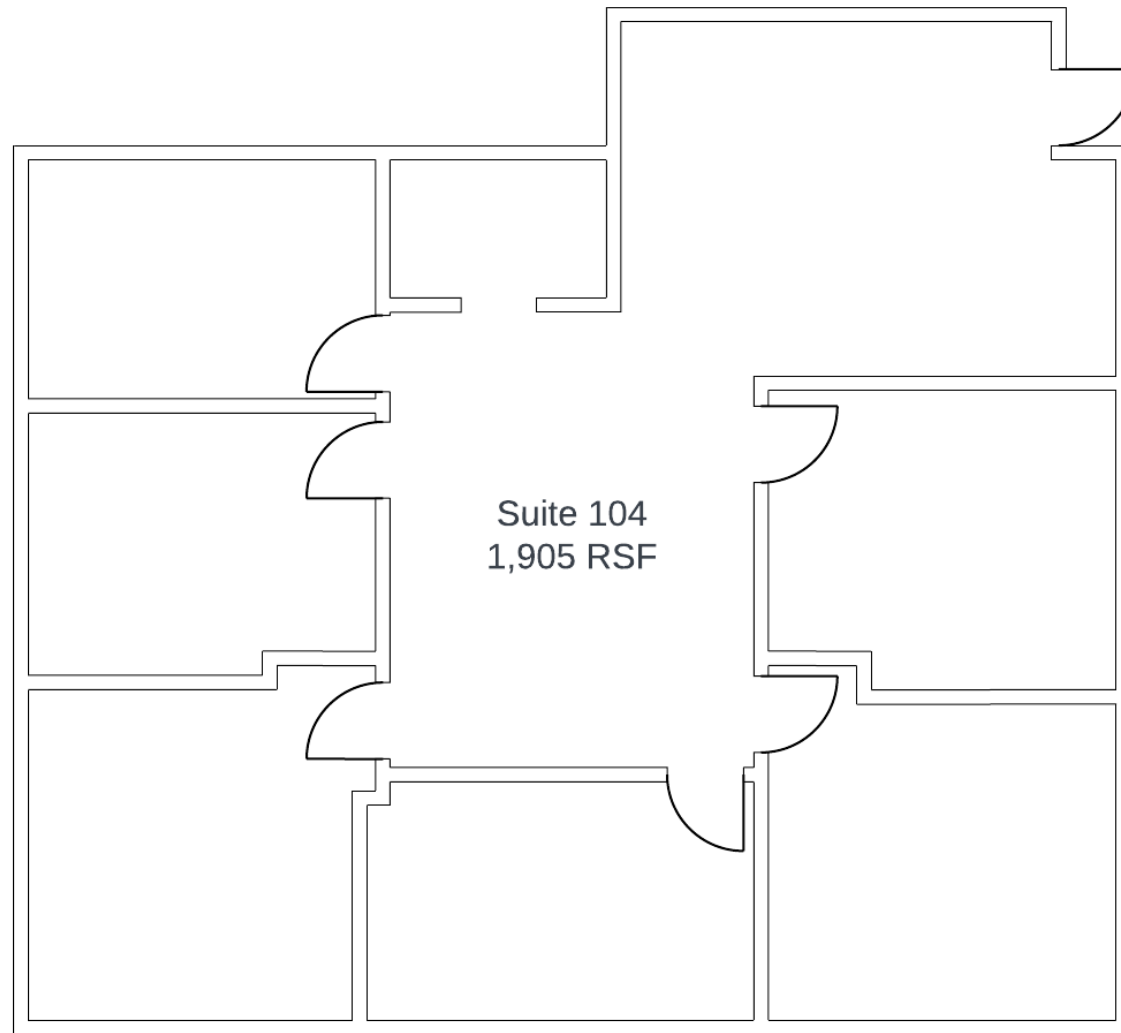
PROPERTY OVERVIEW

The Pearl Professional Building features newly renovated common areas, common conference room, a paved lot, radiant heat HVAC, 24/7 building access, stucco exterior, and is landscaped. There is a T1 line available and retail amenities in the area. There is access to I-25 and access to Downtown Denver and Boulder Turnpike.

PROPERTY HIGHLIGHTS

- Well Maintained
- Professional Office Use
- North Metro Location Just 25 Minutes to DIA
- Near North Suburban Medical Center
- Ample Parking

THIRD FLOOR AVAILABILITY



LOCATION MAPS

