THE PEAK COLLECTIVE

Pearl Street | Boulder, Colorado



A CURATED COLLECTION OF OFFICE & RETAIL OPPORTUNITIES

LEASED BY:

NEWMARK

GIBBONS WHITE Incorporated

SH Sullivan Hayes BROKERAGE

OWNED BY:

ALTUS

Welcome to Downtown Boulder, the Front Range's most vibrant and walkable destination.

Framed by the Flatirons and spanning the iconic Pearl Street, **THE PEAK COLLECTIVE** places office and retail tenants in the heart of a thriving, pedestrian-friendly community with over 100 restaurants & cafés, 140 local and nationally recognized retailers, and six historic hotels offering an unmatched blend of urban energy and everyday convenience.

THE PEAK COLLECTIVE

12 PROPERTIES

284,444 SF OFFICE

103,061 SF RETAIL

ON-SITE PARKING AVAILABLE

WALKABLE AMENITIES

FOUR-BLOCK RADIUS

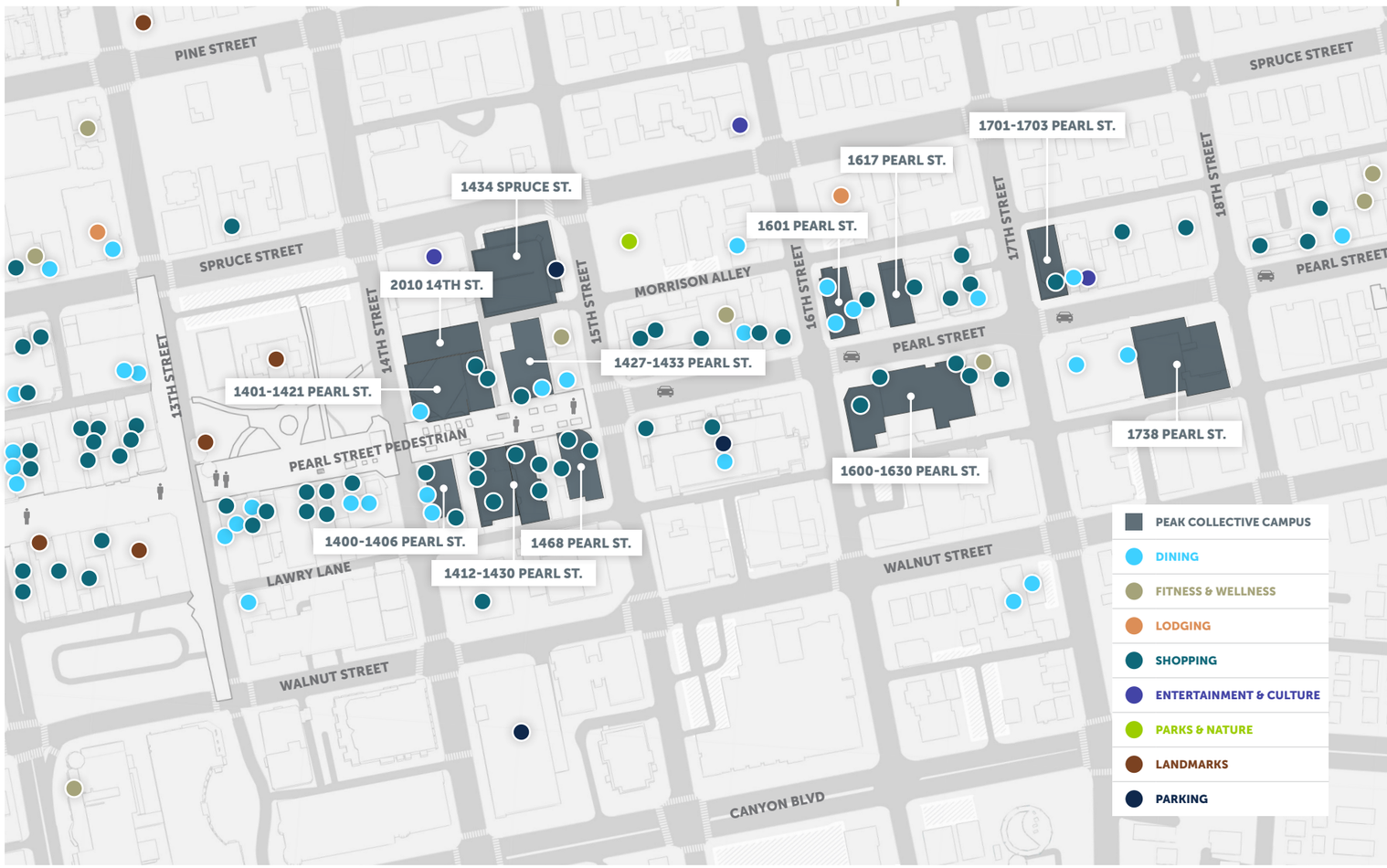


Pearl Street Prominence

Few locations make recruiting and retention easier. With everything only steps from **THE PEAK COLLECTIVE**, employees can enjoy a walkable, amenity-rich environment with coffee shops, lunch, happy hour, and dining spots, access to nearby trails, and Flatirons views. This setting blends connection and quality of life, giving companies a competitive edge in attracting and retaining talent.

The energy extends well beyond the work week. Year-round signature community events keep the Pearl Street Mall active in every season, including Bands on the Bricks, Taste of Pearl, Fall Fest, Pearl Street Arts Fest, Tulip Fairy & Elf Festival, and the Lights of December Parade.





PEARL STREET MALL IS A **BIKER'S PARADISE WITH** A PERFECT 100 BIKE SCORE

IN DOWNTOWN BOULDER **8.4 MILLION VISITORS** WELCOMED LAST YEAR

NEW HOME OF THE **SUNDANCE FILM FESTIVAL** BEGINNING JANUARY 2027







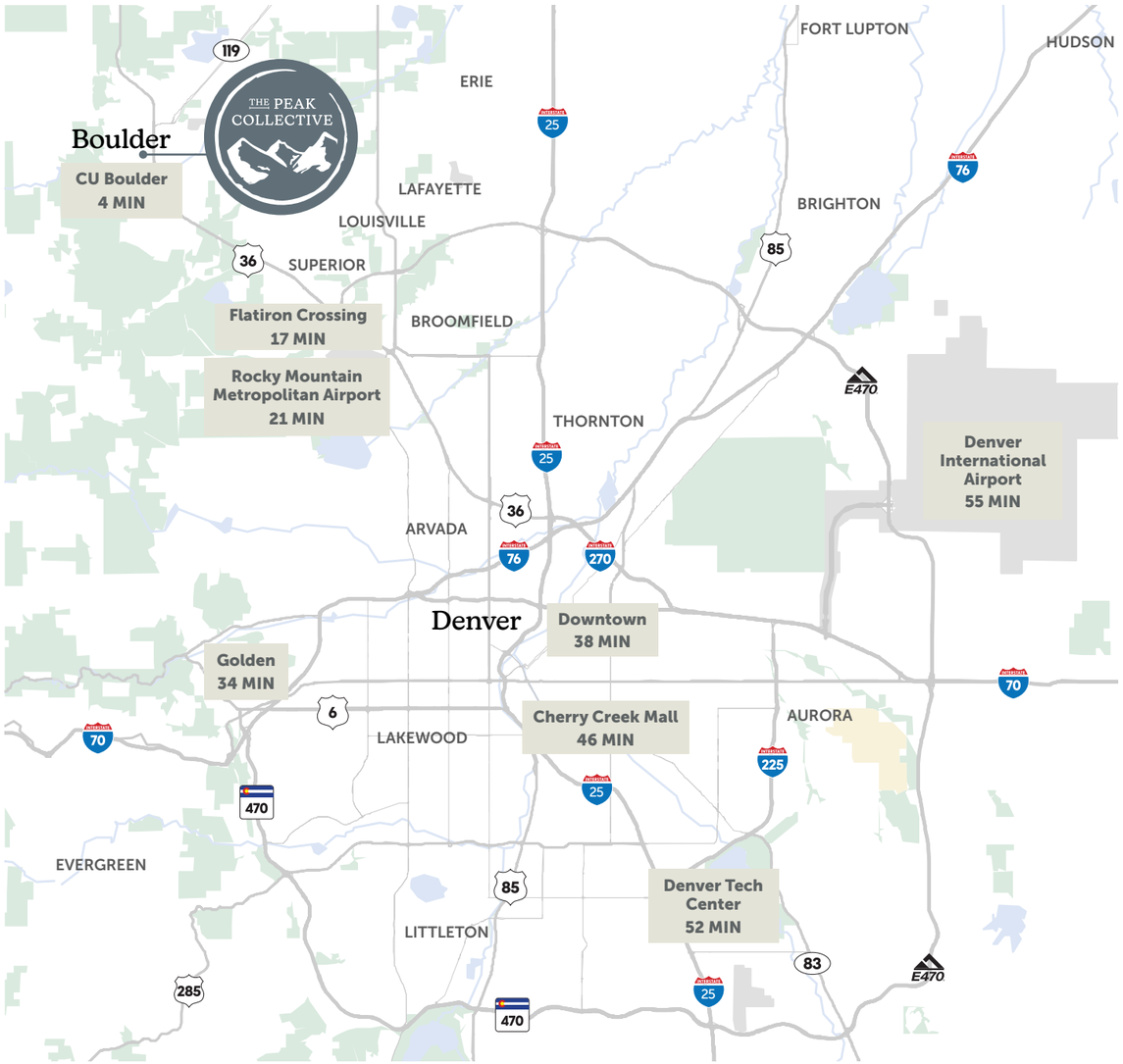






Innovation Meets Adventure

Just outside of Denver and rooted in innovation, Boulder brings together a highly educated workforce, thriving entrepreneurial ecosystem, and research influence of the University of Colorado Boulder. With strong connectivity to the greater Denver metro, the region offers businesses access to a deep talent pool and a dynamic economy shaped by forward-thinking industries.





MORE THAN 3/4 OF RESIDENTS HOLD A **BACHELOR'S OR ADVANCED DEGREE**

BOULDER COUNTY HAS **45,000 ACRES OF OPEN SPACE AND 150+ MILES OF TRAILS**

300+ RETAIL AND SERVICE BUSINESSES LOCATED IN DOWNTOWN BOULDER

NEARLY **3,600 HOMES WITHIN A 1/2 MILE RADIUS** OF THE PEARL STREET MALL

8,500 EMPLOYERS CALL BOULDER HOME

85% LOCALLY OWNED & OPERATED RETAIL & SERVICE BUSINESSES

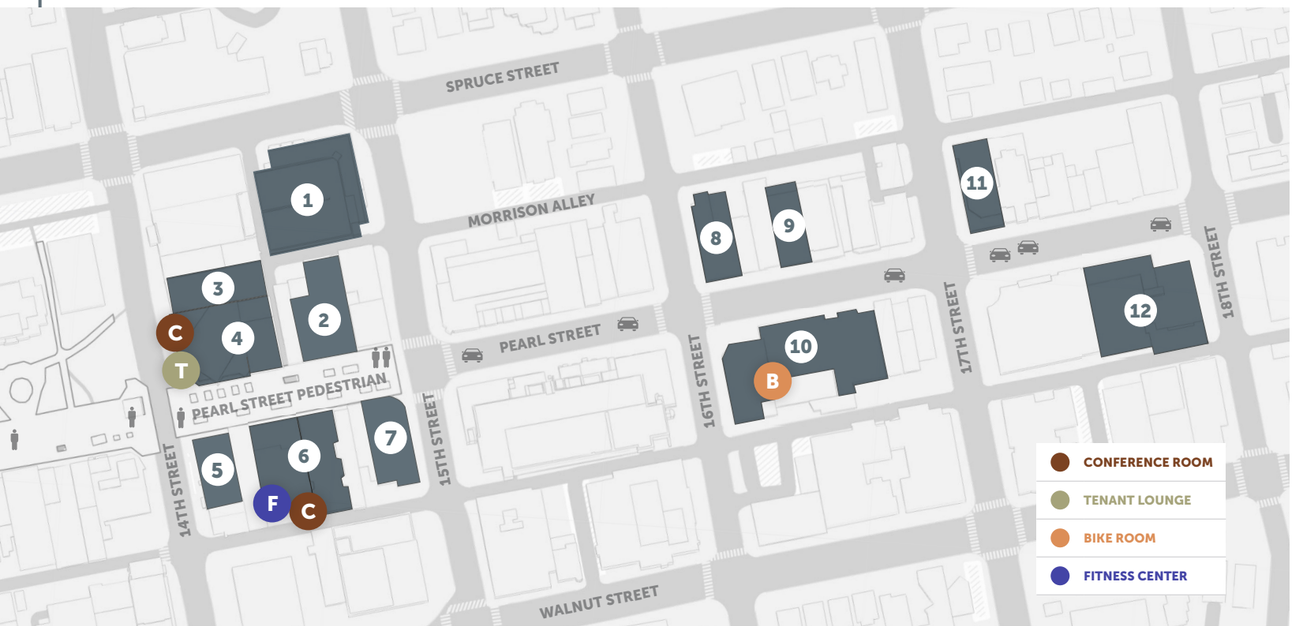
POPULATION

2-MILE:	26,702
5-MILE:	47,151
10-MILE:	84,961

HOUSEHOLD INCOME

2-MILE:	$104,719
5-MILE:	$122,458
10-MILE:	$138,401

Peak Collective Campus Overview





5

1400-1406 PEARL ST.

Tanner Building

Office: 4,947 SF

Retail: 7,735 SF

OAK at fourteenth

HURDLE'S JEWELRY

GENERATIONAL JEWELERS SINCE 1947



6

1412-1430 PEARL ST.

Citizens National Bank Building

Office: 46,588 SF

Retail: 14,104 SF

VZuni

BOULDER ASSOCIATES

El Loro Jewelry & Gifts



7

1468 PEARL ST.

Office: 7,452 SF

Retail: 7,269 SF

COLDWELL BANKER

POSTINO

LIBERTY PUZZLES



8

1601 PEARL ST.

Office: 4,127 SF

Retail: 7,346 SF

NOVA SKY STORIES

sweetgreen



1

1434 SPRUCE ST.

15th & Spruce

Office: 13,757 SF

Retail: None

Regus



2

1427-1433 PEARL ST.

Office: 23,633 SF

Retail: 3,758 SF

GELATO BOLO

Black Diamond



9

1617 PEARL ST.

Office: 4,518 SF

Retail: 4,322 SF

CORE-PLUS

Snooze



10

1600-1630 PEARL ST.

Office: 56,290 SF

Retail: 24,032 SF

ARC'TERYX

patagonia

CONGRUEX



3

2010 14TH ST.

Office: 16,759 SF

Retail: None



4

1401-1421 PEARL ST.

Crystal Building

Office: 28,984 SF

Retail: 20,399 SF

KÜHL

Avanti F&B



11

1701-1703 PEARL ST.

Office: 5,523 SF

Retail: 6,109 SF

integral consulting inc.



12

1738 PEARL ST.

Office: 35,848 SF

Retail: 7,987 SF

Sunflower Bank

Ameriprise Financial

Landmark to Leading Edge

Defined by history and reimagined for modern use, **THE PEAK COLLECTIVE** features a cohesive collection of restored brick and stone architecture across four high-traffic blocks, spanning from the late-19th-century storefronts to early 20th-century civic landmarks, and complemented by refreshed offices and retail spaces.



- **From Storefronts to Civic Landmarks**
- **Pedestrian-Oriented Retail Storefronts**
- **Abundant Natural Light on Upper Floors**
- **Timeless Materials, Modern Performance**
- **Mountain-View Patios & Balconies**







Established street presence within a nationally recognized destination

Distinctive setting for **businesses of every scale and industry**

Generations of history reflected in a distinctive collection of buildings





Designed with Tenants in Mind

The **combination of flexibility, choice, speed, and support** that enables teams to perform at their highest level—on day one and as needs evolve. The following pillars outline a seamless, future-ready experience across the portfolio.









MULTIPLE BUILDINGS AND WORKSPACE TYPES

Portfolio breadth: Office towers, creative lofts, and boutique addresses support diverse brand identities and workflow needs.

Fit for function: Private offices, meeting rooms, training areas, and specialty spaces aligned for distinct use.

Consistency and access: Transit-rich locations with portfolio-wide standards for connectivity, security, operations, and technology.

MOVE-IN READY SPACES, CUSTOMIZABLE OPTIONS

Turnkey suites: Pre-built office layouts with premium finishes, break rooms, and collaboration spaces for immediate occupancy.

Targeted customization: Finish palettes, signage, demountable walls, acoustics, and lighting reflect brand and functionality.

Technology and furniture: Pre-wired connectivity, AV, and furniture packages to streamline initial setup.

ABILITY TO EXPAND OR RELOCATE WITHIN THE PEAK COLLECTIVE

Plan your growth path: Adjacent suites and multi floor contiguous options are available to accommodate changes in headcount.

Simplified relocation: Portfolio transfer provisions and coordinated move management to minimize downtime.

Schedule control: Standardized guidelines and preferred vendors expedite timelines and protect budgets.

A DESTINATION FOR RESTAURANT AND RETAIL OPPORTUNITIES

Versatile for vision: Storefronts, gallery spaces, restaurants, and blank slate suites for a range of retail, dining, & experiential uses.

Designed for your concept: Transformed and tailored to capture your brand needs and connect with customers.

Thriving tenant mix: Join an established mix of long-term retailers and award-winning restaurants that draws locals and visitors year-round.

An Inspired Workplace

Reshaping how we work. A new amenity package is now underway at **THE PEAK COLLECTIVE**, bringing institutional-grade, tenant-exclusive spaces throughout the campus. Thoughtfully designed to support productivity, connection, and wellbeing, these enhancements elevate the everyday experience for all office users.

Tenant Lounge
Connect and collaborate beyond the office with a café, golf sim, gaming area, and conference room at 1401 Pearl Street.

Wellness Amenities
Recharge, restore, and stay active with our new cold plunge, sauna, cardio, and resistance training at 1426 Pearl Street.

Move-In Ready Spec Suites
Class A office spaces coming soon to 1401 Pearl Street, 1426 Pearl Street, 1433 Pearl Street, and 1738 Pearl Street.



Conference & Huddle Rooms: Reservable spaces for meetings and focused discussions.

Bike Storage & Showers: Convenient bike storage and shower facilities to support an active commute.

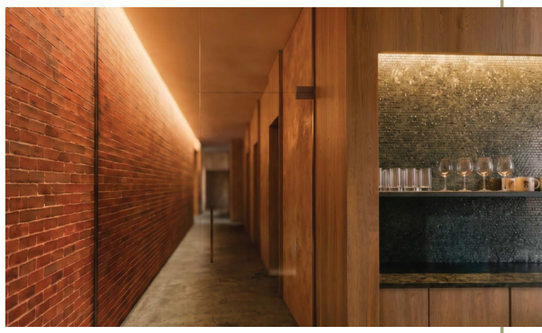
Portfolio-Owned Parking Garage: Secure on-site parking available, plus additional street parking.

















THE PEAK COLLECTIVE

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NEWMARK

GIBBONS WHITE Incorporated

SH SullivanHayes BROKERAGE

SCAN FOR MORE INFORMATION

OWNED BY:

ALTUS

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