



INDUSTRIAL / OFFICE SPACE FOR SUBLEASE

6350 NAUTILUS DRIVE
BOULDER, CO 80301

PROPERTY HIGHLIGHTS

Gunbarrel sublease space available through September 2023. This space is comprised of 22 private offices, large conference room, bullpen area, tiered classroom and storage space. Located in the desirable Twin Lakes Tech Park with walking trails close by, close to bus lines, and easy access to Boulder, Longmont and surrounding areas.

- On-site parking
- Near bus route
- Near restaurants

Suite C	9,689 RSF
Sublease Rate	\$11.00/RSF NNN
Expenses (Est)	\$9.06/RSF plus utilities
Lease Term	Through 9/30/2023
Date Available	30 days notice
Zoning	IG

DISCLAIMER: The information contained in this brochure has been obtained from sources we believe to be reliable. However, while we have no reason to doubt the accuracy of the information, it is important for you to understand that we have not verified the accuracy or completeness of the information and, therefore, do not make any guarantees, warranties or representations regarding the accuracy and completeness of the information provided. It is your responsibility to verify and confirm the accuracy and completeness of the information contained herein. The tenant, buyer, seller and/or landlord should not rely on the information contained in this brochure but instead should independently verify the permitted use and zoning of the property him or herself. The zoning link is for initial informational purposes only.

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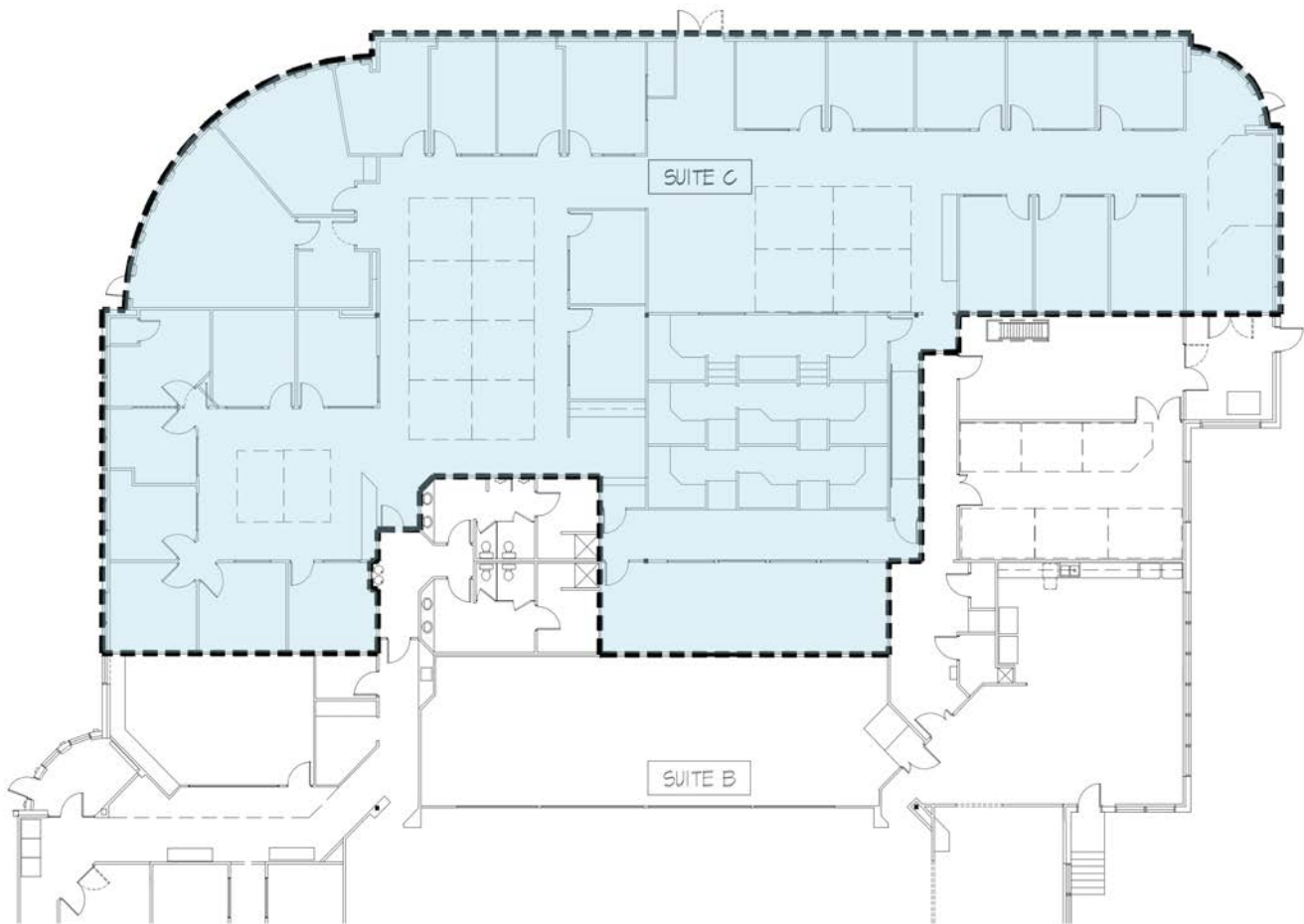
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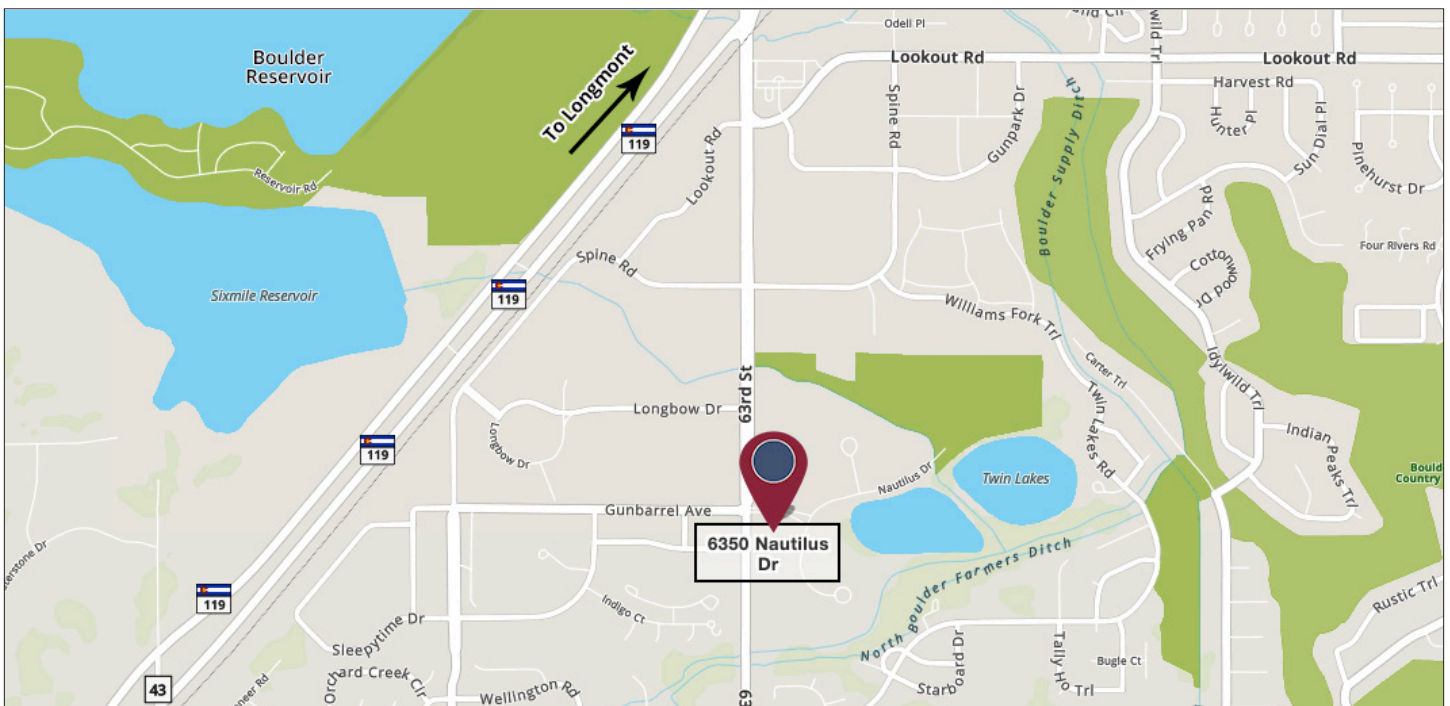
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Colorado
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PROPERTY FLOOR PLAN



PROPERTY LOCATION



The Colorado Group, Inc. | 3434 47th St, Suite 220, Boulder, CO 80301 | 303-449-2131 | www.coloradogroup.com

* For a complete disclaimer, please see page one of this brochure.