



PROPERTY HIGHLIGHTS

This modern suite for lease features six private offices, newer wiring, network cabling, and HVAC. The windows provide abundant natural light and offer south and east facing views. Great value and is available for immediate occupancy. A grade level door can be added.

- Easy access to Longmont & Boulder/Denver Corridor via Diagonal Highway
- On-site parking
- Local & Professional Property Management
- Near bike routes and open space nearby

Available SF:	7,000 RSF
Lease Rate:	\$12.00/RSF NNN
Expenses:	\$5.35/RSF + Utilities
Zoning:	IM - City of Boulder
Parking:	3.2:1,000 SF
Available:	Immediately

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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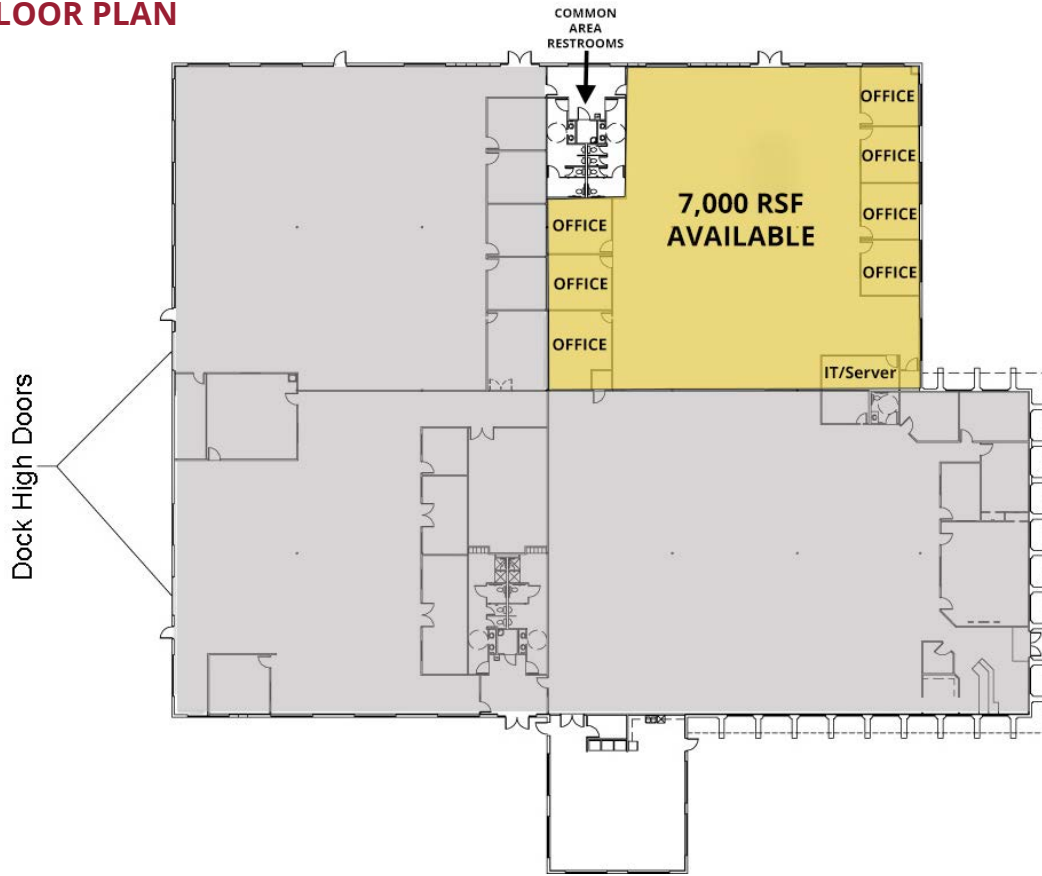
OFFICE/FLEX SPACE FOR LEASE

GUNBARREL

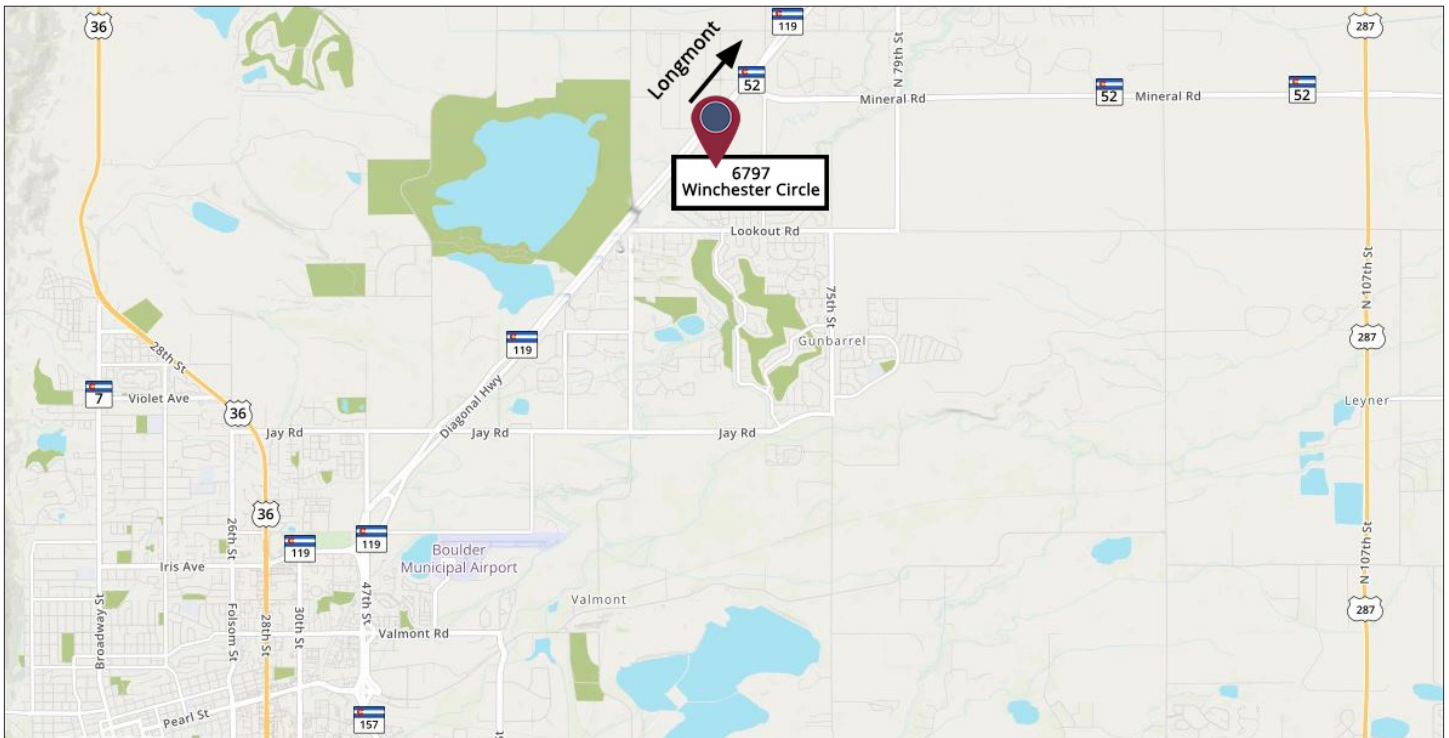
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6797 WINCHESTER CIRCLE, BOULDER, CO 80301

PROPERTY FLOOR PLAN



PROPERTY LOCATION



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