



OFFICE / LIGHT INDUSTRIAL SPACE FOR LEASE

6035 LONGBOW, SUITE 105/106
BOULDER, CO 80301

PROPERTY HIGHLIGHTS

- 20' Ceiling height
- Grade level overhead doors 12' high by 10' wide
- Professional and responsive property management
- Opportunity for signage facing the Diagonal Highway
- Convenient access to the Diagonal Highway, HWY 52 and I-25 corridors
- IM zoning permits a variety of different tenants
- Western views

Suite 105-106	6,346 RSF
Lease Rate	Negotiable
Expenses (Est.)	\$5.30/RSF
Available	5/1/2022
Parking	On-site

CONTACT US

Jason Kruse, CCIM
Principal/Broker Associate
303.449.2131 ext 149
jason@coloradogroup.com

The Colorado Group, Inc
3434 47th St, Suite 220
Boulder, CO 80301
303.449.2131
www.coloradogroup.com

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.

OFFICE / LIGHT INDUSTRIAL SPACE FOR LEASE
6035 LONGBOW, SUITE 105-106, BOULDER, 80301

Colorado
Group

PROPERTY **PHOTOS**



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.

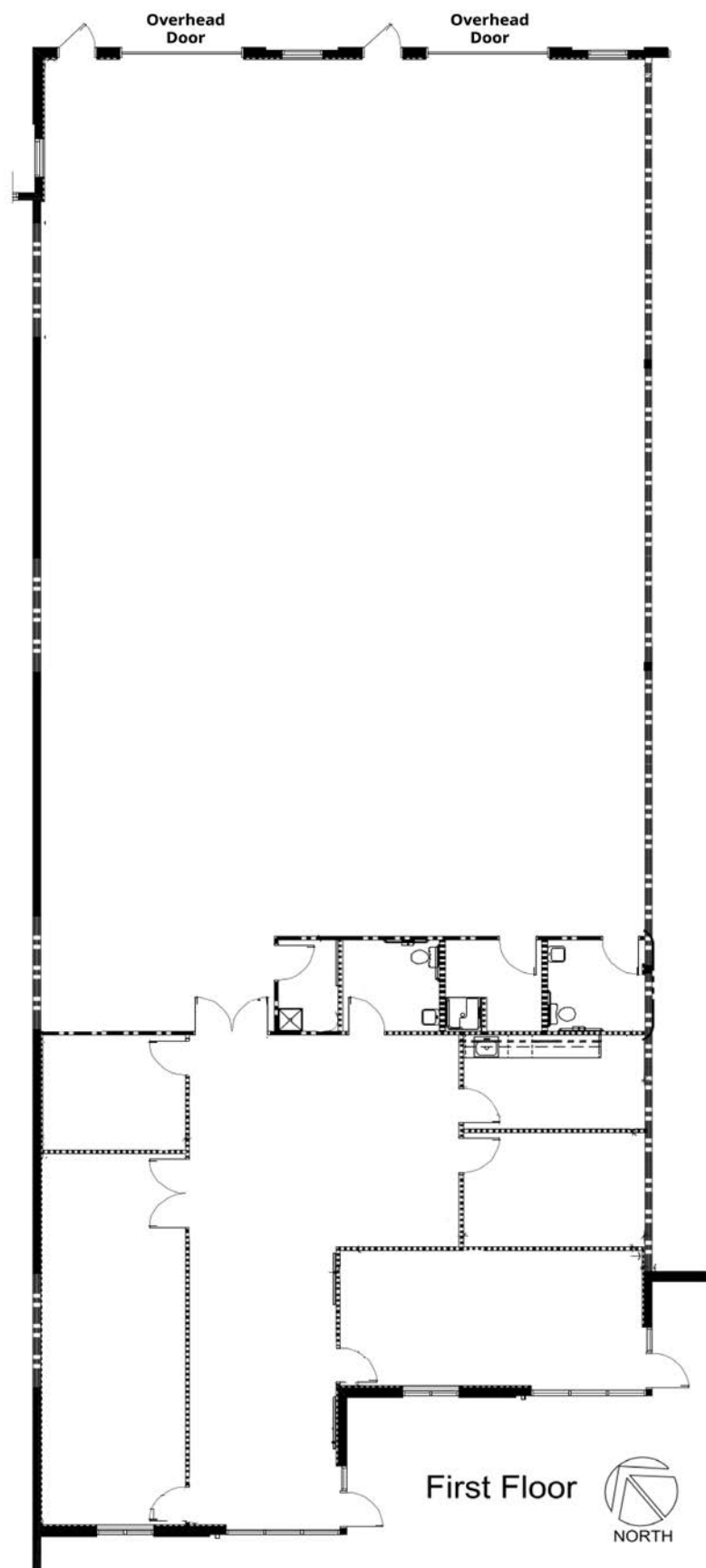
PROPERTY **FLOOR PLAN**

LOT SUMMARY

- "IM" Zoning district
- Fully sprinklered building
- 30,317 SF total building gross area

PARKING SUMMARY

- 75 Total parking spaces
- 16 Short-term bike spaces
- 11 Long-term bike spaces

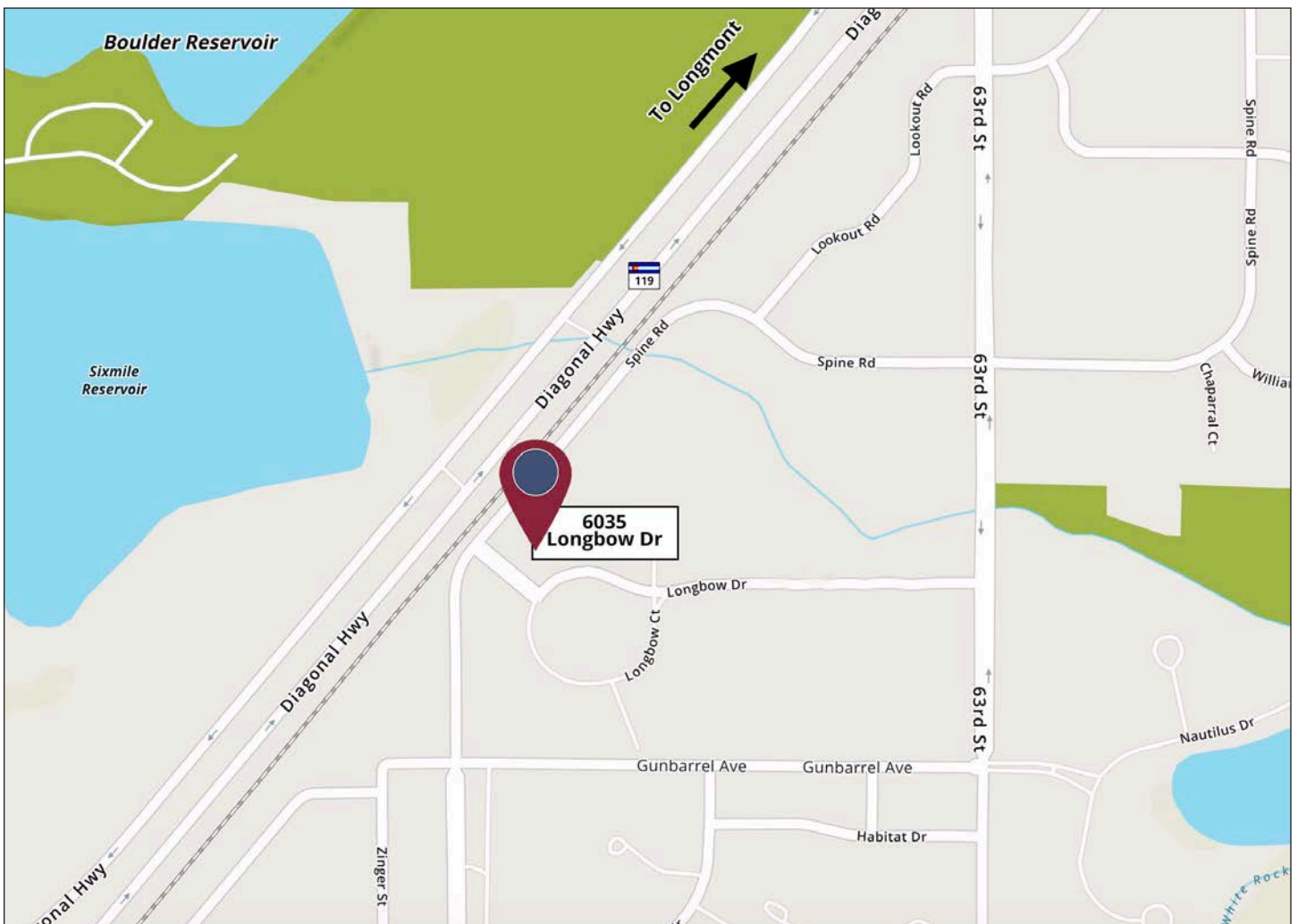


OFFICE / LIGHT INDUSTRIAL SPACE FOR LEASE
6035 LONGBOW, SUITE 105-106, BOULDER, 80301

Colorado
Group



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.