

1ST & 2ND FLOOR OFFICE SPACES FOR LEASE

6640 GUNPARK DRIVE
BOULDER, CO 80301

PROPERTY HIGHLIGHTS

Office Space available in the fast growing Gunpark area.

Entire second floor & small 1st floor office available for lease. Convenient location with many amenities. Non traditional office space with "home like" feeling. Views of Boulder County Club golf course. Local ownership that can offer flexible lease terms.

Amenities nearby include Avery Brewery, Asher Brewing, Deli Zone and many more.

- Golf course views
- On-site parking
- Local ownership
- Large built out offices
- Stand alone space, entire second floor
- Unique look and feel
- Close to many amenities
- Scenic views

Suite 102	748 RSF (Available 10/1/2022)
Suite 200	2,195 RSF (Available 9/1/2022)
Lease Rate	\$15.00-\$17.00/RSF NNN
Expenses (Est)	\$9.81/RSF + utilities
Lease Term	1-5 years
Zoning	BR-2 Business Regional

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.

CONTACT US

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PROPERTY **PHOTOS**



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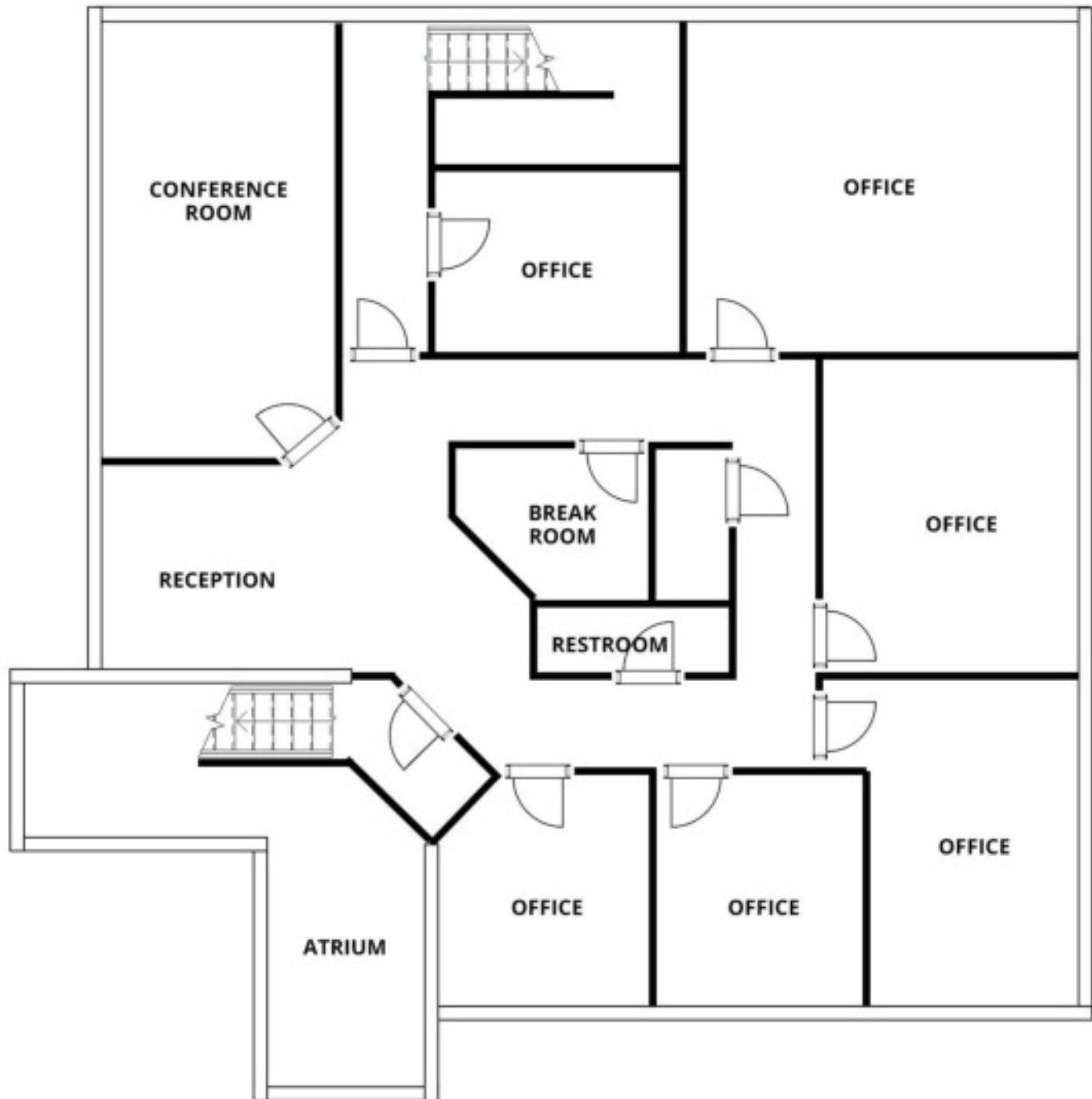
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PROPERTY FLOOR PLAN - SUITE 200



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PROPERTY LOCATION



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