

**FOR SALE**

CREATIVE OFFICE / FLEX  
**OWNER USER  
INVESTMENT**

5400 SPINE ROAD  
BOULDER, CO 80301

## PROPERTY HIGHLIGHTS

**Fully renovated creative office/production/flex/retail building on the best corner in Gunbarrel.** New roof, New fire suppression EFSR system. High tech office, huge mountain views. 100% occupied, strong tenants. Ability to occupy part of building or retain tenant for Investor. Restaurant infrastructure in place. 20 FT clear height. Bring your Investors.

- Creative office/showroom
- 100% occupied
- Fully renovated
- On-site parking
- Below market rents
- Tall ceilings
- Amazing office views
- Prime corner location
- Near many amenities
- Broker owned

<b>Sale Price</b>	\$5,750,000
<b>Total Building Size</b>	16,726 SF
<b>Suite A (Design Studio)</b>	5,837 SF (Short-term lease)
<b>Suite C (Roll Recovery)</b>	5,681 SF
<b>Suite D (Rush Bowls)</b>	5,208 SF (Short-term lease)
<b>Site Size</b>	43,071 SF
<b>Zoning</b>	BC-2

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. Licensed in the State of Colorado.

## CONTACT US

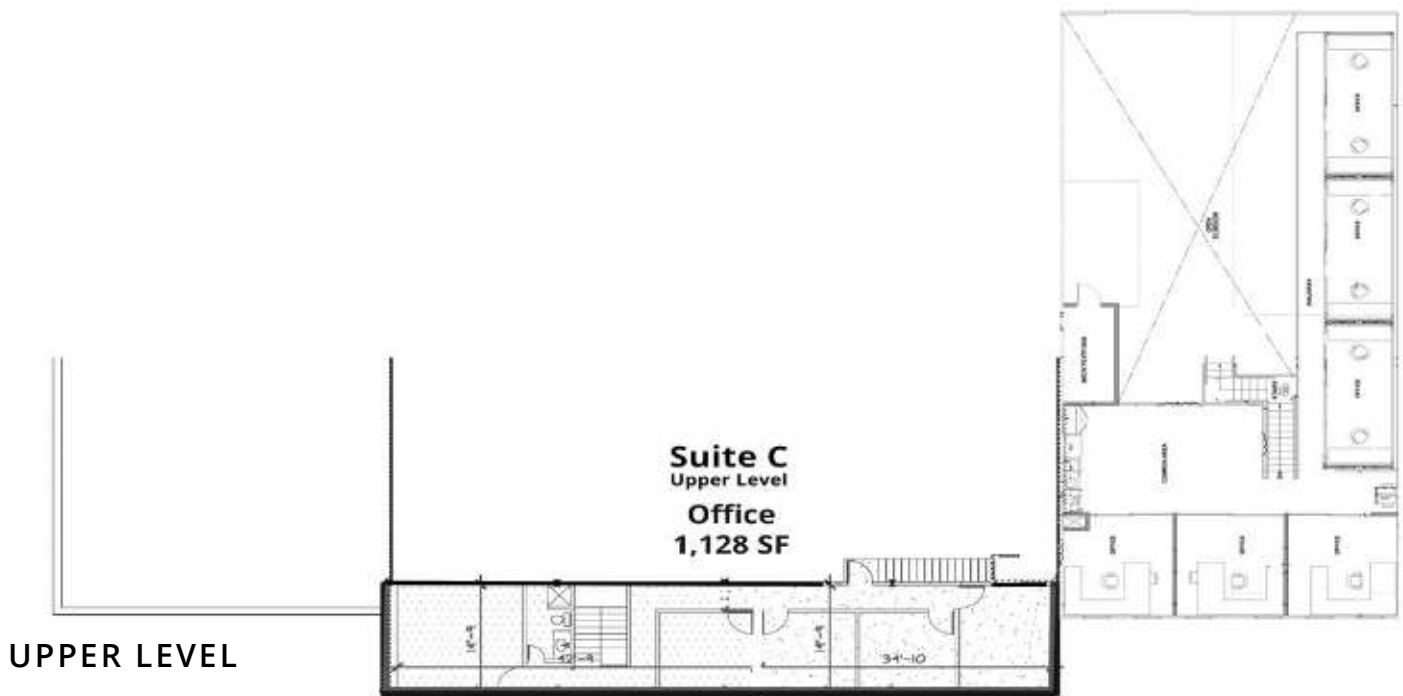
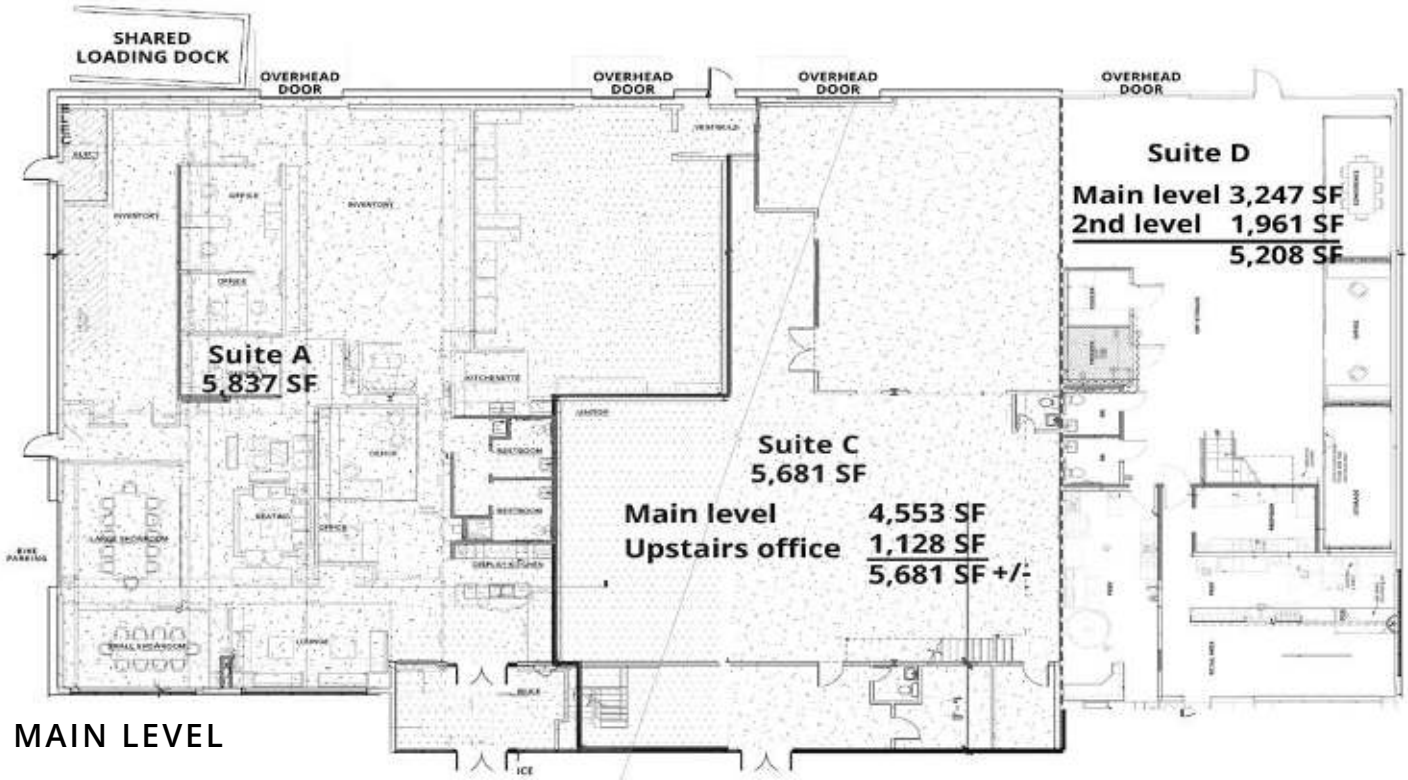
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**The Colorado Group, Inc**  
3434 47th St, Suite 220  
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**PROPERTY FLOOR PLAN**

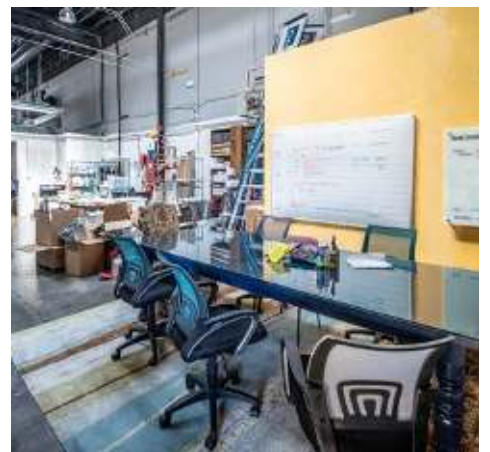


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## SUITE A PHOTOS



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

SUITE C PHOTOS

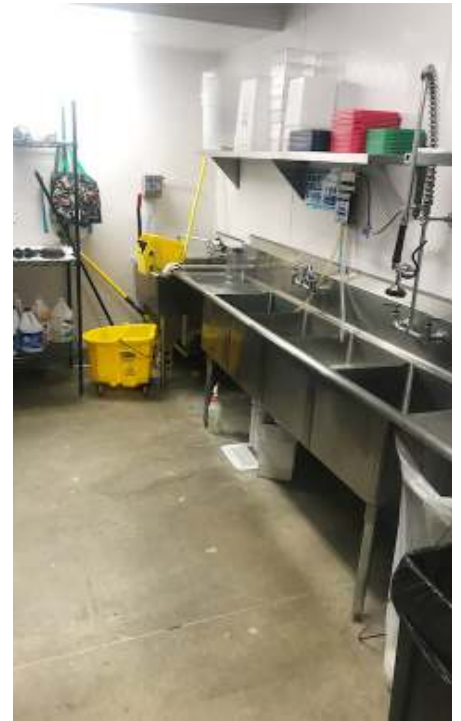


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## SUITE D PHOTOS



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## PROPERTY LOCATION

