7490 Clubhouse Road

Boulder, CO

Light & Bright Medical / Professional Suites & Individual Offices

Michael-Ryan McCarty
mccarty@gibbonswhite.com
(303) 586-5939

Patrick Weeks
patrick@gibbonswhite.com
(303) 586-5935

www.gibbonswhite.com

Suite	Size	Lease Rate / sq. ft.
Individual Offices	695-1,595 sq. ft.	$795-$2,500/Month Gross
100 & 103	3,160 sq. ft.	$17.00 NNN
101	2,543 sq. ft.	~~$17.00 NNN~~ $10.00 NNN
200	8,370 sq. ft.	~~$17.00 NNN~~ $10.00 NNN
Total Building Incl. Basement	16,048 sq. ft.	~~$15.00 NNN~~ $10.00 NNN
Expenses / sq. ft.		$11.38*

**Including Utilities & Janitorial*

- Introductory Lease Rate only $10.00 NNN for the First Year!
- **Amazing Amenities!** Enjoy Incredible Amenities, including Infrared Sauna, Shower, Laundry with Washer & Dryer, Shared Conference Room, Kitchenette, Lounge & Collaborative Workspaces
- **Suite 101** – Former Dental Office with Welcoming Reception & Large Windows to Lobby, Semi-Private Exam Rooms, Offices, Nurses Station, Lab, Washer/Dryer Hookups, Private & Common Restrooms & Breakroom
- **Suites 100 & 103** – Spacious Office with Lots of Windows, Private Outdoor Patios, 5 Private Offices, 2 Kitchenette Breakrooms & Open Work Area
- **Suite 200** - Spacious Individual Offices or Full Suite with Large Windows, Decks, Vaulted Ceilings & Spacious Open Third Floor
- Ideal Dental, Medical & Professional Suites & Individual Offices in Serene Gunbarrel Setting Across from Open Space & Nature Trails

Property Info & Gallery

View Map

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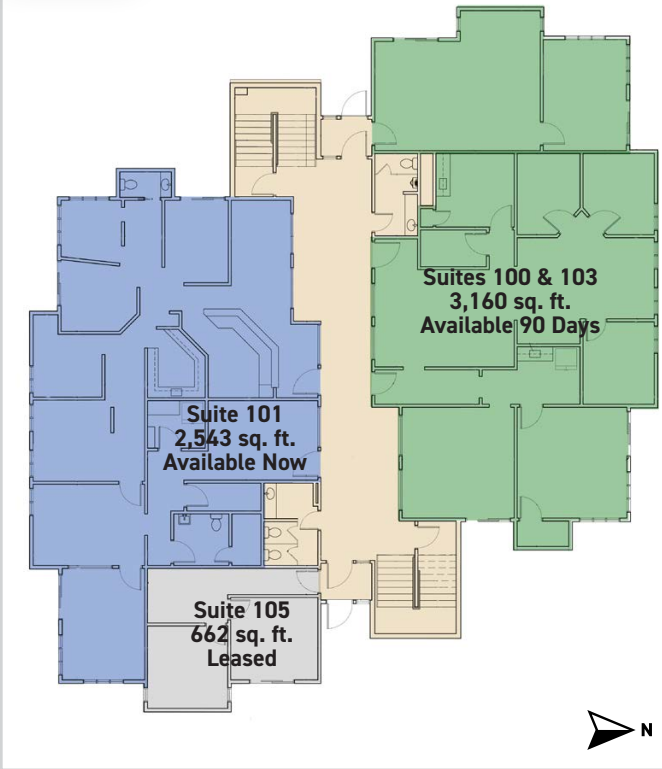
2305 Canyon Blvd, Suite 200, Boulder, CO 80302 • (303) 442-1040

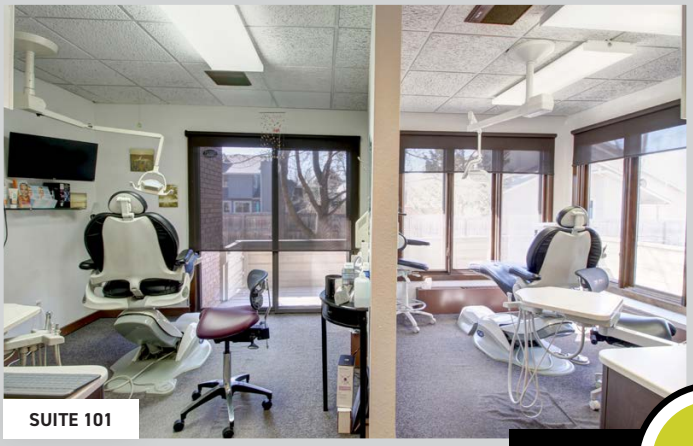
The information included has been obtained from sources believed reliable. While we do not doubt the accuracy, it is unverified and no representation is being made.

1ST FLOOR



SUITE 103

SUITE 103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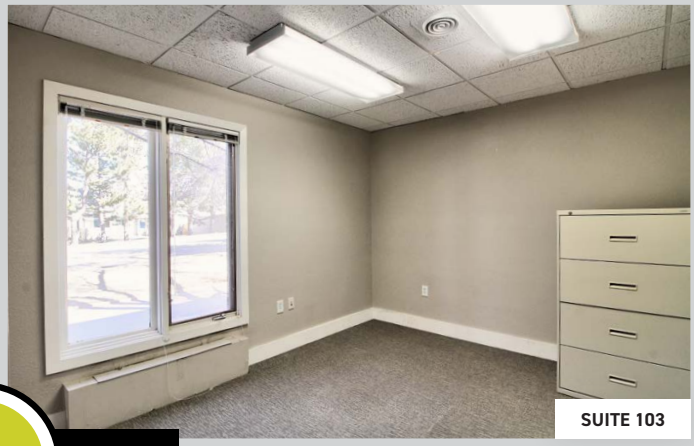
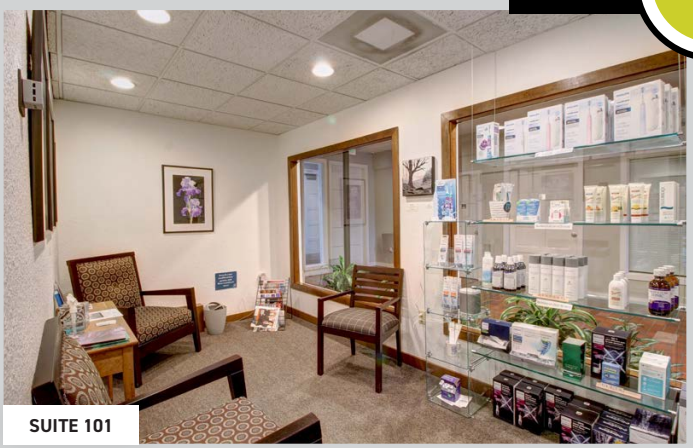

SUITE 103

VIDEO TOUR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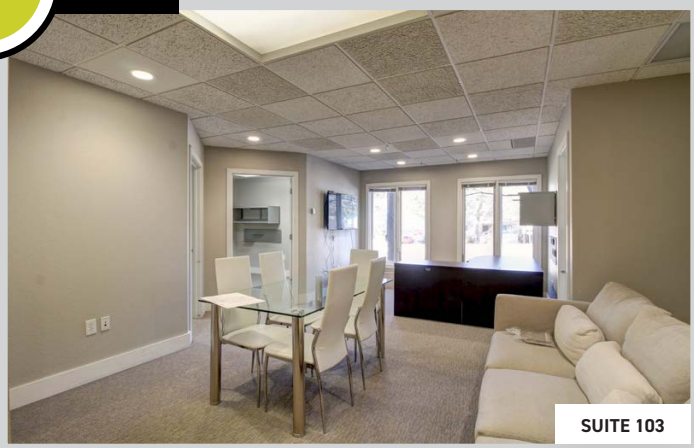
SUITE 103

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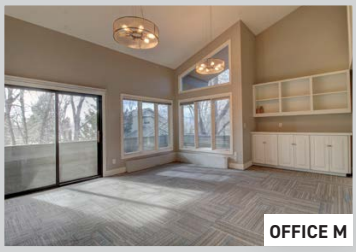
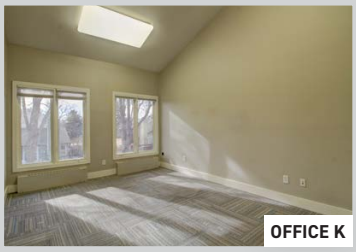
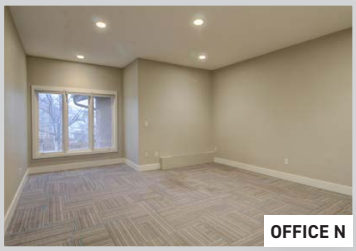
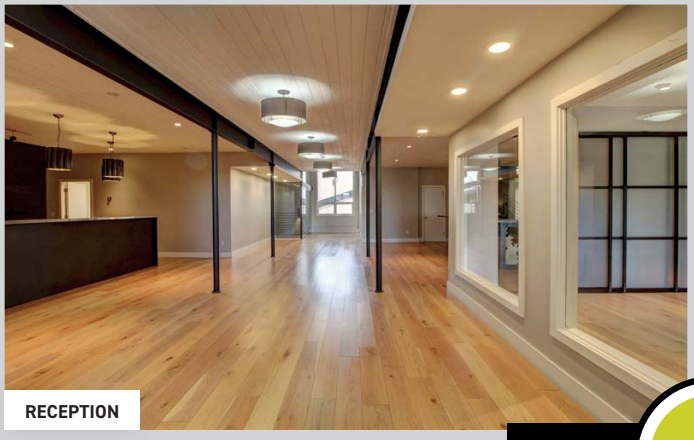
2ND FLOOR

OFFICE F

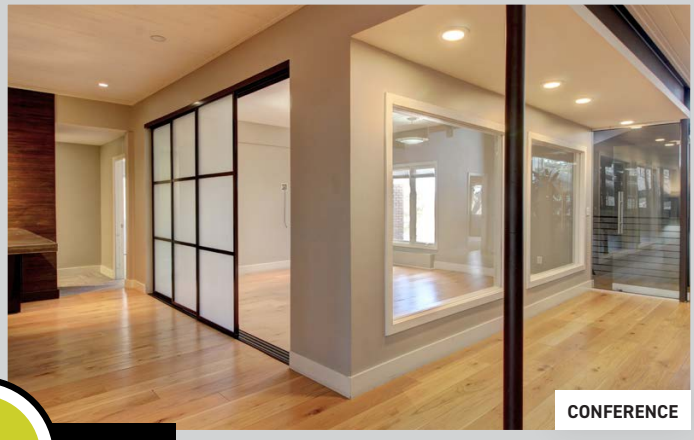

OFFICE M


OFFICE K


OFFICE N


RECEPTION

VIDEO TOUR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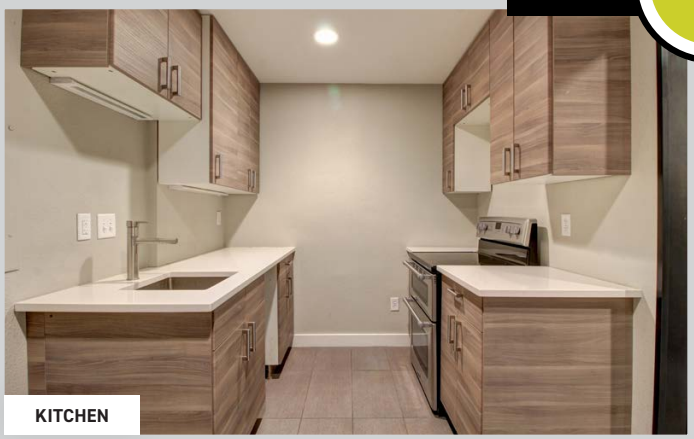
KITCHEN

3RD FLOOR

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