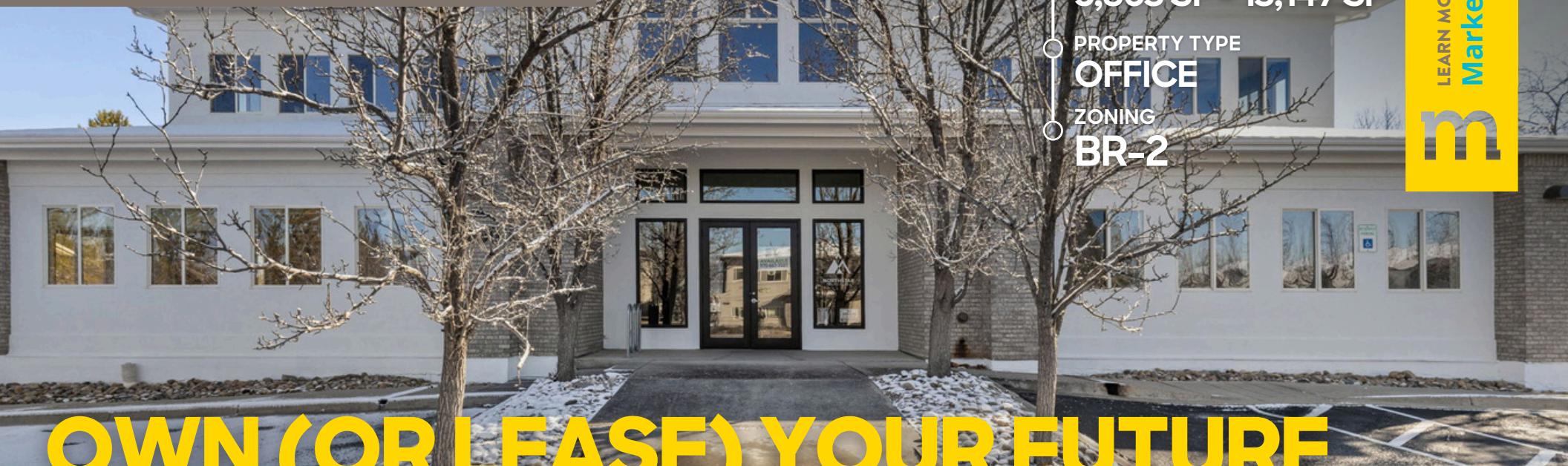


**6630 GUNPARK
DRIVE**

BOULDER, CO 80301

FOR SALE OR LEASE



OWN (OR LEASE) YOUR FUTURE

This well-appointed office building is available for lease or purchase, presenting a compelling opportunity for an owner-user or a tenant seeking long-term stability. The interior offers light-filled offices, functional conference rooms, kitchenettes on every floor. Scenic decks, mountain views, and ample on-site parking further enhance the workspace.

Located near established neighborhoods, schools, and the Boulder Country Club, the property benefits from a strong community setting with convenient access to Boulder and surrounding employment centers. Zoning allows for a wide range of permitted uses beyond traditional office, including assembly, community, educational, and other civic-oriented uses.

OFFERED AT
\$2,975,000

LEASE RATE
\$16 NNN

SIZE
5,863 SF - 13,147 SF

PROPERTY TYPE
OFFICE
ZONING
BR-2

LEARN MORE ABOUT THIS PROPERTY
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PROPERTY DETAILS

- Sun-filled lobby & reception area that makes a strong first impression
- Spacious classrooms/conference rooms and private offices for flexible layouts
- Elevator access, plus storage rooms and server closets throughout
- Private deck and balcony spaces with peaceful, scenic views
- Floor-to-ceiling windows with mountain and golf course backdrops
- Modern HVAC, sprinklers, and high-speed internet wiring
- Lush, professionally maintained landscaping with mature trees and gardens
- Ample onsite parking on an expansive lot with inviting outdoor areas

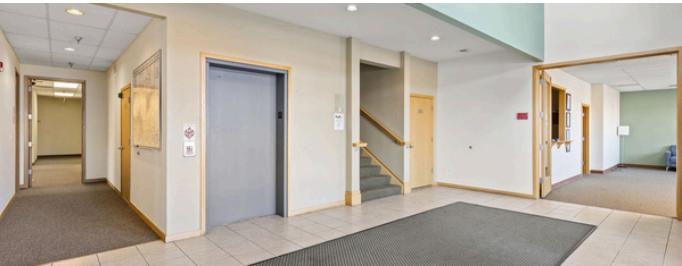
**OFFICE BUILDING FOR SALE OR LEASE IN
GUNBARREL BUSINESS PARK**

ANNIE LARNER
303-444-1344
Annie@MarketRealEstate.com

HEIDI SCHAMBER
303 444 4344
Heidi@MarketRealEstate.com

6630 GUNPARK DRIVE

BOULDER, CO 80301



- Elevator access
- Large outdoor area
- Ideal uses include ABA, medical office, daycare, education, assembly
- Adjacent to Boulder Country Club
- Classroom
- 42 Parking spaces



ANNIE LARNER

303-444-1344

annie@MarketRealEstate.com

HEIDI SCHAMBER

303 444 4344

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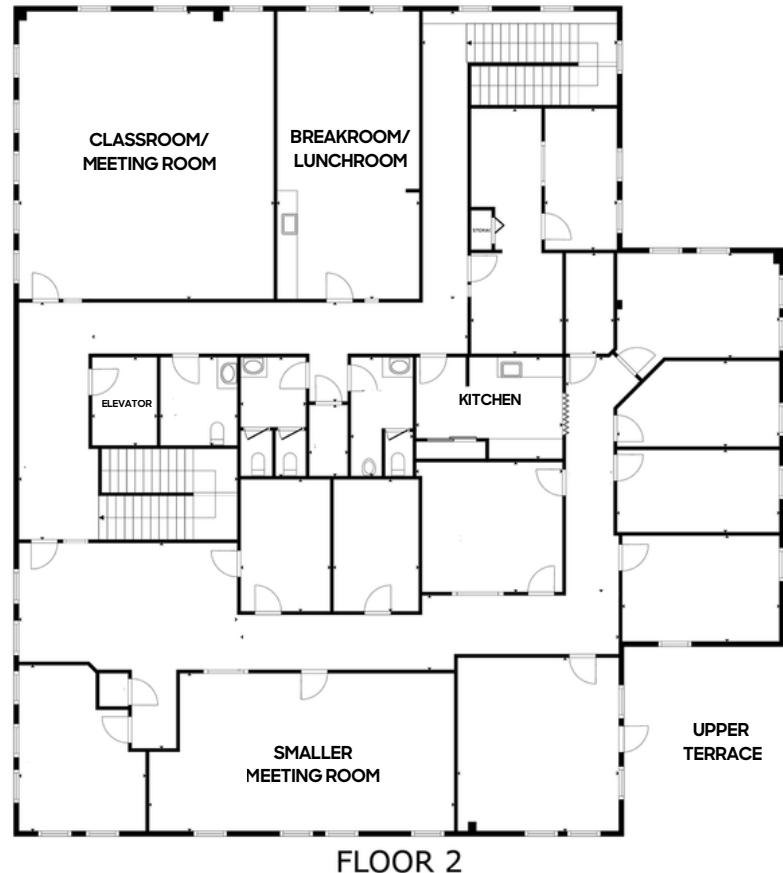
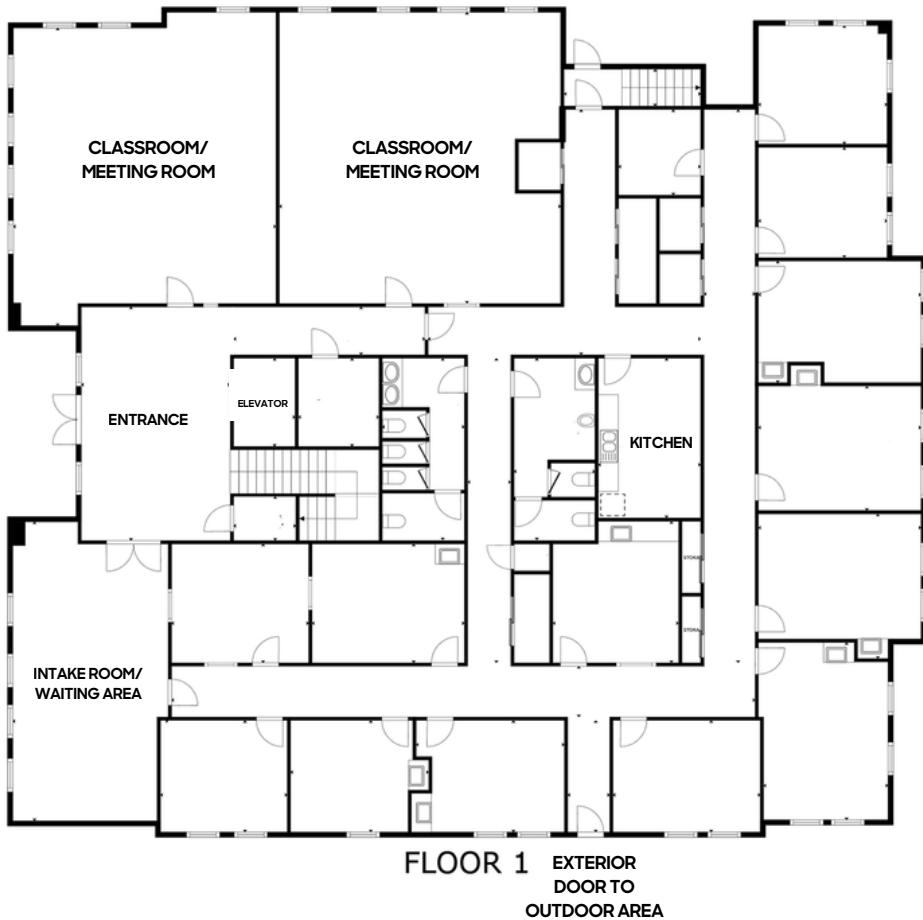


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