



**6630 GUNPARK
DRIVE**

BOULDER, CO 80301

FOR SALE OR LEASE

OFFERED AT

\$2,975,000

LEASE RATE

\$16 NNN

SIZE

5,863 SF - 13,147 SF

PROPERTY TYPE

OFFICE

ZONING

BR-2

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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.

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

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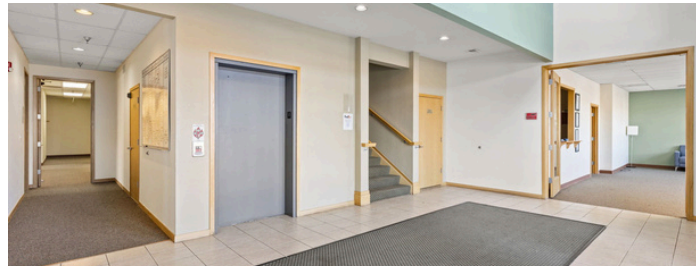
HEIDI SCHAMBER

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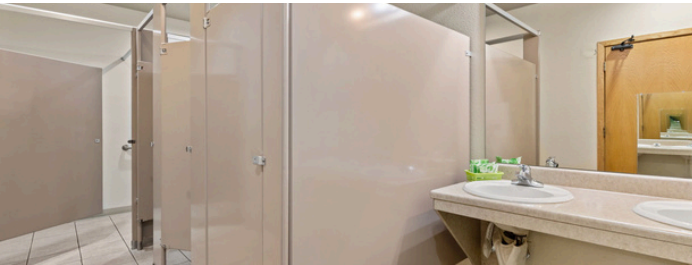
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BOULDER, CO 80301



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



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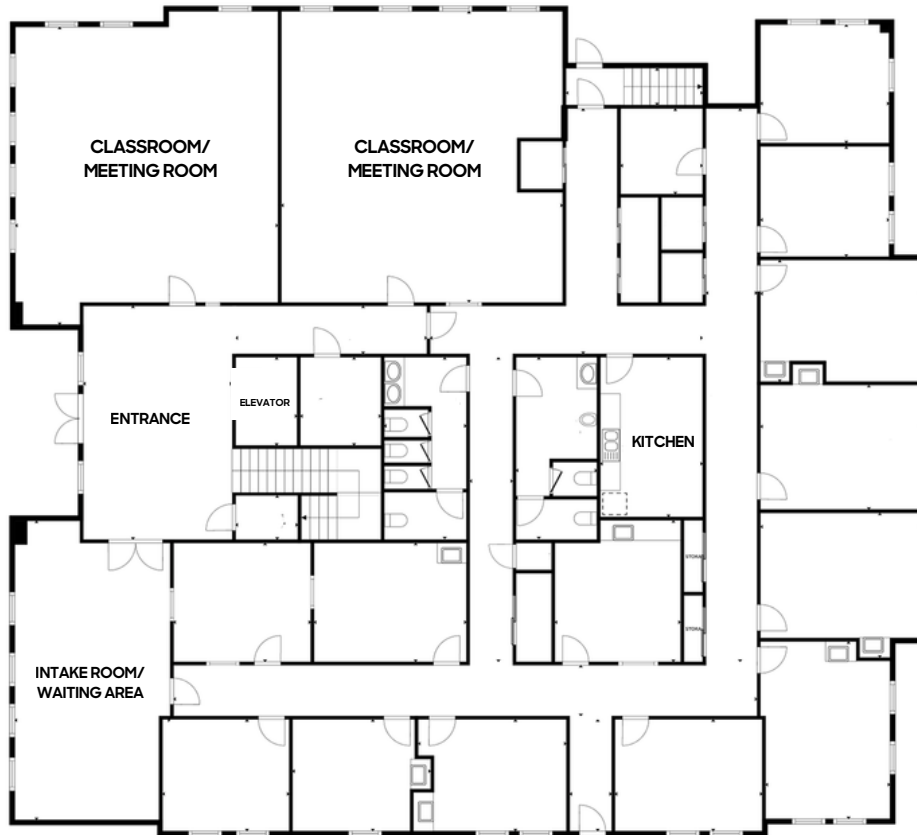


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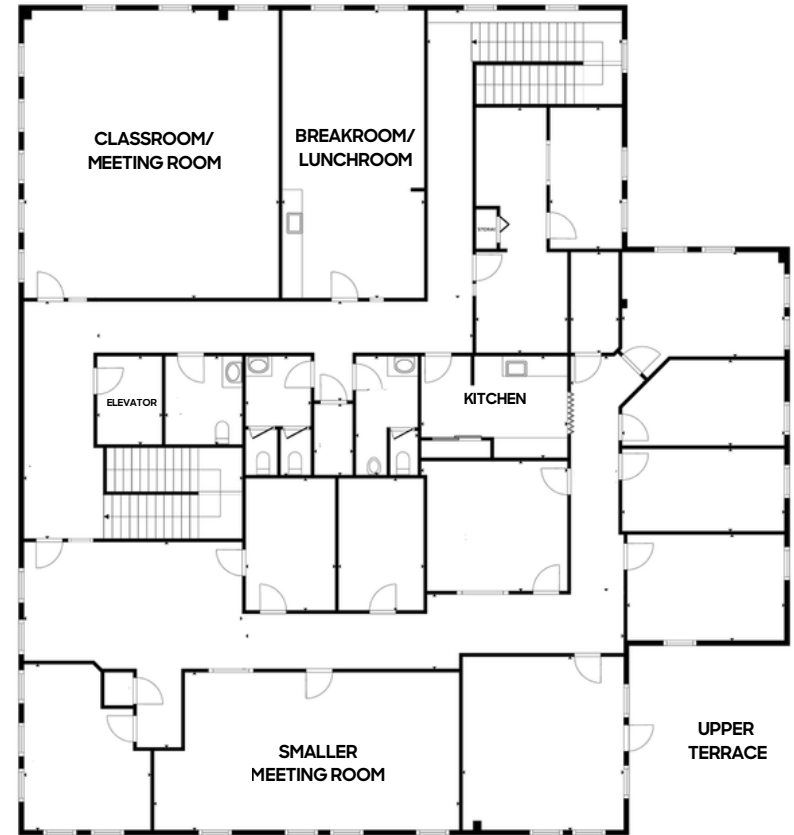
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FLOOR 1
EXTERIOR
DOOR TO
OUTDOOR AREA



FLOOR 2

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DRIVE TIMES

Downtown Boulder	15 minutes
Longmont	20 minutes
Denver	41 minutes
DIA	49 minutes
Fort Collins	61 minutes

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