6610
GUNPARK

6610 GUNPARK DRIVE
BOULDER, CO 80301

OFFICE BUILDING FOR SALE
$1,500,000 | 6,595 SF

UNIQUE PROPERTIES

TCN WORLDWIDE REAL ESTATE SERVICES

400 S. BROADWAY | DENVER, CO | 80209 | 303.321.5888 | www.uniqueprop.com

INVESTMENT **HIGHLIGHTS**

FANTASTIC CENTRAL LOCATION

6610 Gunpark is located in the heart of Gunbarrel, one of Boulder's most established business-and-residential communities. Positioned between Boulder and Longmont, the property sits amid a dense base of technology, natural-foods, and professional employers, drawing from both a strong daytime workforce and the surrounding neighborhoods. This central setting gives ownership consistent tenant demand and the everyday amenities that keep quality tenants in place.

IMMEDIATE HIGHWAY ACCESS

The property enjoys immediate access to the Diagonal Highway (CO-119), Gunbarrel's primary transportation artery and the main connector between Boulder and Longmont. This direct, high-capacity access lets tenants and their clients reach downtown Boulder, US-36, and the greater Denver metro without routing through congested surface streets.

SMALL SUITE LAYOUTS

Suites from 440 to 2,585 square feet give 6610 Gunpark a small-bay layout that has proven itself: the building is 100% leased with a history of minimal vacancy, against a comp set averaging 78% occupancy. With income spread across six tenants rather than one, any single rollover touches only a small share of the building.

INDIVIDUALLY METERED UTILITIES

Each suite is individually metered for both electric and gas, so tenants pay their own utility consumption directly. This structure reduces the owner's operating burden and expense exposure, simplifies expense recovery, and delivers cleaner net income — an attractive feature for an investor seeking a lower-maintenance, more predictable asset.

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The recipients are advised that the sender and Unique Properties, Inc. are not qualified to provide, and have not been contracted to provide, legal, financial, or tax advice, and that any such advice regarding any investment by the recipients must be obtained from the recipients' attorney, accountant, or tax professional. Nothing in this email shall be deemed the offering of legal, accounting, finance, investment, or other advice.

INVESTMENT **HIGHLIGHTS**

6610 GUNPARK

FUTURE OFFICE CONDO CONVERSION

The building's multi-suite configuration positions it for a future conversion to individually owned office condominiums. An owner could occupy one suite and sell or lease the others, or condominiumize the units for separate sale to owner-users. While small leased suites are readily available across the submarket, for-sale office condo product in Boulder County remains scarce — an exit that can unlock value beyond income-in-place.

SHORT-TERM LEASES / RENT UPSIDE

The property's shorter-term leases let a new owner mark rents to market as they roll. Tenants currently pay $23.15 PSF on a full-service basis — all-in. Comparable Gunbarrel and Niwot properties average $29.65 PSF once NNN rent and CAM are combined, placing in-place rents roughly 22% below market. That gap, not market rent growth, is the value-add here.

ABUNDANT PARKING

The property offers 22 on-site surface parking spaces, a ratio of 3.34 per 1,000 square feet. Convenient parking is a practical necessity for the medical, wellness, and professional-service tenants the building attracts, supporting both tenant retention and the client-facing nature of their businesses.

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PROPERTY **SUMMARY**

6,595 RENTABLE SQ. FT.	**1** BUILDINGS
100% LEASED	**2** STORIES
1.01 AVERAGE WALT	**1999** Y.O.C.
$100,192 NOI	**0.44** ACRES
$23.15 IN PLACE RENT	**3.34 / 1,000 SF** PARKING RATIO

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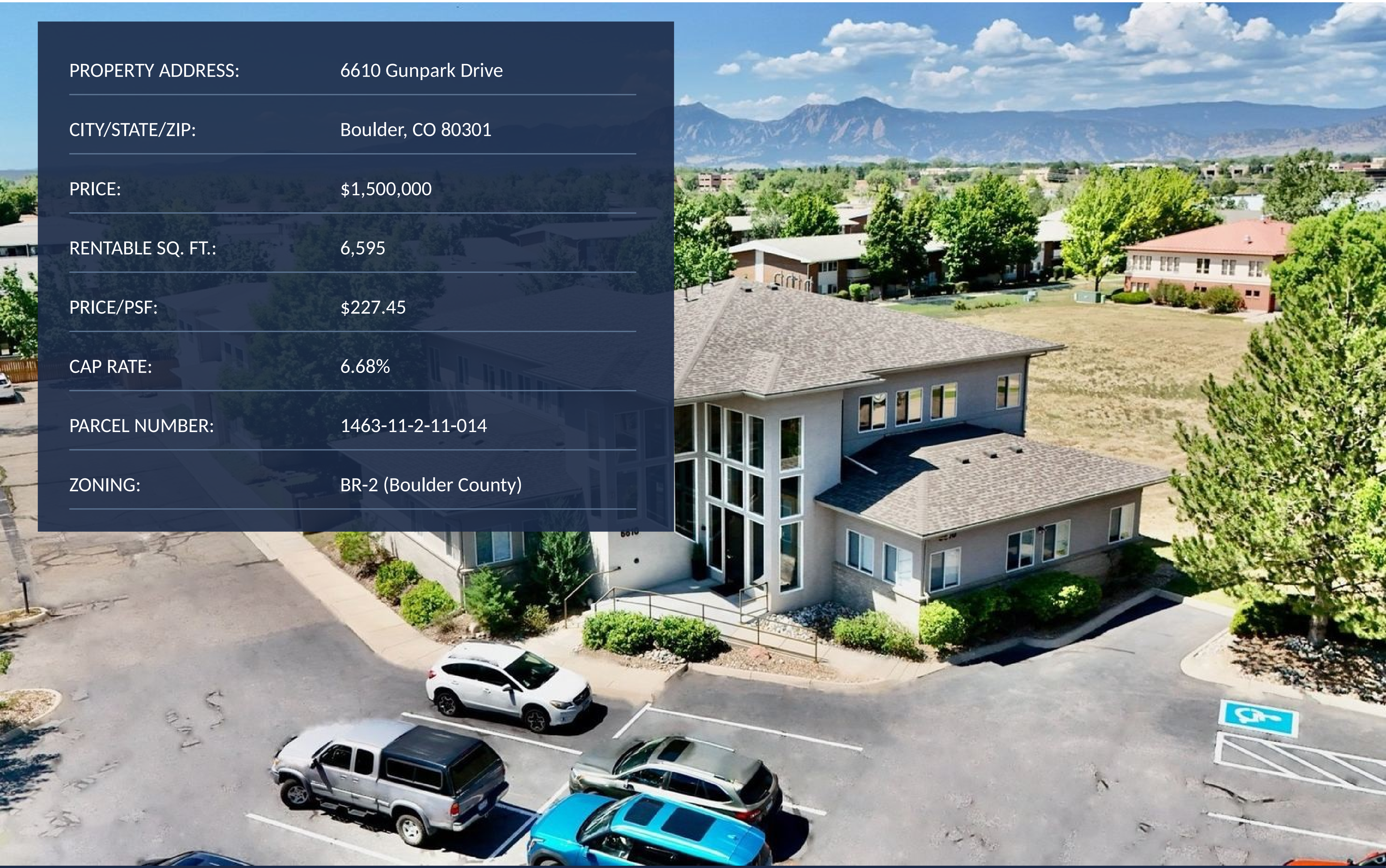
PROPERTY **DETAILS**

6610 GUNPARK

PROPERTY ADDRESS:	6610 Gunpark Drive
CITY/STATE/ZIP:	Boulder, CO 80301
PRICE:	$1,500,000
RENTABLE SQ. FT.:	6,595
PRICE/PSF:	$227.45
CAP RATE:	6.68%
PARCEL NUMBER:	1463-11-2-11-014
ZONING:	BR-2 (Boulder County)



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INTERIOR **PHOTOS**

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FOOD & BEVERAGE

1 Yurihana Sushi Bar & Pan-Asian Cuisine
2 Sancho's Gunbarrel Mexican Restaurant
3 Café Blue
4 Subway
5 Domino's Pizza
6 Burger King
7 Starbucks
8 Human Kind Coffee
9 Snarf's Sandwiches
10 Snowfox Sushi
11 Deli Zone Gunbarrel
12 Ampersand Coffee Roasters
13 Aperitivo

GOODS & SERVICES

14 Shell - Gas
15 King Soopers
16 Gunbarrel Liquor
17 Anytime Fitness
18 John's Dry Cleaner
19 UPS Store

UNIQUE PROPERTIES

MARC S. LIPPITT
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303.321.5888
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JUSTIN N. HERMAN
VICE PRESIDENT
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400 South Broadway | Denver, CO 80209 | www.uniqueprop.com

CONFIDENTIALITY AGREEMENT

________________________, 2026

Re: Real Property Commonly Known as:
6610 Gunpark Drive, Boulder, Colorado 80301 (the "Property")

Gentlemen/Madam:

In connection with your indication that you may have an interest in acquiring the Property (the "Proposed Transaction"), Unique Properties, Inc ("Broker"), agent for the owner of the Property ("Owner"), is prepared to furnish you with certain information relating to the Proposed Transaction. All such information obtained from, or by meeting with, Broker, Owner or their respective officers, employees, advisors, attorneys, agents, representatives, affiliates or subagents is herein collectively referred to as the "Material".

As a condition to furnishing any Material to you, you agree that all the Material will be treated as strictly confidential and will not be disclosed by you or your directors, officers, employees, affiliates, agents, advisors, clients, consultants or representatives (collectively, "Representatives") except as specifically permitted by the terms hereof. You agree that you and your Representatives will use the Material solely for the purpose of making an evaluation of the feasibility of the Proposed Transaction. You will not use the Material in any way detrimental to Broker or the Owner. You further agree that the Material will be disclosed only to such of your Representatives who need to examine the Material for the purpose described above. Before being provided with any Material, each such Representative shall be informed by you of the confidential nature of the Material and the terms of this Agreement and shall be directed by you to treat the Material confidentially and shall agree to abide by the provisions of this Agreement.

In the event that you are requested or required by a tribunal or governmental authority (by oral questions, interrogatories, requests for information or documents, subpoenas, summonses, civil investigative demand or similar process) to disclose any Material, it is agreed that you will provide Broker with prompt notice of such request(s) prior to disclosure, and you may disclose such information to such tribunal or governmental authority.

The term "Material" does not include information which (i) becomes generally available to the public other than as a result of a disclosure by you or your Representatives, (ii) was available to you or your Representatives on a non-confidential basis prior to its disclosure to you by Broker, or (iii) becomes available to you or your Representatives on a non-confidential basis from a source other than Broker or Owner or their representatives, provided that such source was not itself bound by an obligation of confidentiality owed to Broker or Owner.

You further agree that you and your Representatives will not, without obtaining the prior written consent of Broker, directly or indirectly contact or participate in discussions with any person who is a party of the Proposed Transaction. Neither you nor your Representatives will contact the tenants, leasing agents or property management staff of the Property in connection with your review of the Material. Any and all questions related to the evaluation of the Material must be directed solely to Broker, unless otherwise advised by Broker.

Immediately upon the written request of Broker at any time, you will deliver to Broker all documents and written information constituting Material previously furnished by Broker or its agents to you or your Representatives, without retaining any copy thereof, or, if Broker so directs, you will destroy all such written documents and information.

Because Owner will incur damages as a result of any breach of this Confidentiality Agreement and because such damages in most cases are difficult to ascertain because of their indefiniteness or uncertainty, you agree that, in the event of any breach of this Confidentiality Agreement by you or any of your Representatives, Owner will be entitled to recover liquidated damages in the amount of Ten Thousand and No/100 Dollars ($10,000.00), which amount you agree is a reasonable estimate of the damages which would probably be caused by such a breach, plus all reasonable attorneys' fees incurred by Owner in connection with the collection of the liquidated damages.

Neither Broker nor any other persons disclosing Material to you or your Representatives makes any warranty or representation whatsoever as to the accuracy or completeness of the Material. You agree that neither Broker, Owners, nor any of their respective directors, officers, representatives, agents, attorneys, advisors, affiliates or subagents, shall have any liability to you or any of your Representatives resulting from the use of the Material by you or such Representatives.

Broker reserves the right to negotiate with one or more prospective purchasers at any time and to enter into a definitive agreement with respect to the Proposed Transaction without prior notice to you. Nothing herein shall imply any agreement on the part of Owner to enter into the Proposed Transaction with you or to pay any commissions, finder's fees or other compensation or fees to any person. You shall be responsible for the payment of any brokerage fee, commission or other compensation to any broker (other than Broker and his affiliates), who has introduced you to the Property and you agree to indemnify and hold harmless Broker, Owner and their respective directors, officers, representatives, agents, attorneys and/or advisors from and against any and all claims made by such broker with respect to the Proposed Transaction. Broker and Owner reserve the right to take any action, whether in or out of the ordinary course of business, which Broker or Owner deems necessary or prudent in connection with the Property.

ACCEPTED AND AGREED TO: BUYER

Signature: ____

Company Name: ____

Name: ____

Title: ____ **Date:** _____________

Mailing Address: ____

Phone: _________________________

E-Mail Address: ____

ACCEPTED AND AGREED TO: BROKER

Signature: ______________________________________

Company Name: ______________________________________

Name: ______________________________________

Title: ______________________________________ **Date:** ______________

Mailing Address: ______________________________________

Phone: ____________________

E-Mail Address: ______________________________________

Unique Properties Inc
400 S Broadway, Denver, CO 80209
303-321-5888

The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission.
(BDB24-6-24) (Mandatory 8-24)

DIFFERENT BROKERAGE RELATIONSHIPS ARE AVAILABLE WHICH INCLUDE SELLER AGENCY, BUYER AGENCY OR TRANSACTION-BROKERAGE.

BROKERAGE DISCLOSURE TO BUYER
DEFINITIONS OF WORKING RELATIONSHIPS

Seller's Agent: A seller's agent works solely on behalf of the seller to promote the interests of the seller with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the seller. The seller's agent must disclose to potential buyers all adverse material facts actually known by the seller's agent about the property. A separate written listing agreement is required which sets forth the duties and obligations of the broker and the seller.

Buyer's Agent: A buyer's agent works solely on behalf of the buyer to promote the interests of the buyer with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the buyer. The buyer's agent must disclose to potential sellers all adverse material facts actually known by the buyer's agent, including the buyer's financial ability to perform the terms of the transaction and, if a residential property, whether the buyer intends to occupy the property. A separate written buyer agency agreement is required which sets forth the duties and obligations of the broker and the buyer.

Transaction-Broker: A transaction-broker assists the buyer or seller or both throughout a real estate transaction by performing terms of any written or oral agreement, fully informing the parties, presenting all offers and assisting the parties with any contracts, including the closing of the transaction, without being an agent or advocate for any of the parties. A transaction-broker must use reasonable skill and care in the performance of any oral or written agreement and must make the same disclosures as agents about all adverse material facts actually known by the transaction-broker concerning a property or a buyer's financial ability to perform the terms of a transaction and, if a residential property, whether the buyer intends to occupy the property. No written agreement is required.

Customer: A customer is a party to a real estate transaction with whom the broker has no brokerage relationship because such party has not engaged or employed the broker, either as the party's agent or as the party's transaction-broker.

RELATIONSHIP BETWEEN BROKER AND BUYER

Broker and Buyer referenced below have NOT entered into a buyer agency agreement. The working relationship specified below is for a specific property described as:

6610 Gunpark Drive, Boulder, CO 80301

or real estate which substantially meets the following requirements:

____.

Buyer understands that Buyer is not liable for Broker's acts or omissions that have not been approved, directed, or ratified by Buyer.

CHECK ONE BOX ONLY:

☒ **Multiple-Person Firm.** Broker, referenced below, is designated by Brokerage Firm to serve as Broker. If more than one individual is so designated, then references in this document to Broker shall include all persons so designated, including substitute or additional brokers. The brokerage relationship exists only with Broker and does not extend to the employing broker, Brokerage Firm or to any other brokers employed or engaged by Brokerage Firm who are not so designated.

☐ **One-Person Firm.** If Broker is a real estate brokerage firm with only one licensed natural person, then any references to Broker or Brokerage Firm mean both the licensed natural person and brokerage firm who shall serve as Broker.

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CHECK ONE BOX ONLY:

☒ **Customer.** Broker is the ☒ seller's agent ☐ seller's transaction-broker and Buyer is a customer. Broker intends to perform the following list of tasks: ☒ Show a property ☒ Prepare and convey written offers, counteroffers and agreements to amend or extend the contract. Broker is not the agent or transaction-broker of Buyer.

☐ **Customer for Broker's Listings – Transaction Brokerage for Other Properties.** When Broker is the seller's agent or seller's transaction-broker, Buyer is a customer. When Broker is not the seller's agent or seller's transaction-broker, Broker is a transaction-broker assisting Buyer in the transaction. Broker is not the agent of Buyer.

☐ **Transaction Brokerage Only.** Broker is a transaction-broker assisting the Buyer in the transaction. Broker is not the agent of Buyer.

Buyer consents to Broker's disclosure of Buyer's confidential information to the supervising broker or designee for the purpose of proper supervision, provided such supervising broker or designee does not further disclose such information without consent of Buyer, or use such information to the detriment of Buyer.

DISCLOSURE OF SETTLEMENT SERVICE COSTS. Buyer acknowledges that costs, quality, and extent of service vary between different settlement service providers (e.g., attorneys, lenders, inspectors and title companies).

THIS BROKERAGE DISCLOSURE TO BUYER IS NOT A CONTRACT. IT IS BROKER'S DISCLOSURE OF BROKER'S WORKING RELATIONSHIP.

If this is a residential transaction, the following provision applies:

MEGAN'S LAW. If the presence of a registered sex offender is a matter of concern to Buyer, Buyer understands that Buyer must contact local law enforcement officials regarding obtaining such information.

BUYER ACKNOWLEDGMENT:

Buyer acknowledges receipt of this document on ________________________________.

______________________________ ______________________________
Buyer Buyer

BROKER ACKNOWLEDGMENT:

On ____________________________, Broker provided ____________________________________ (Buyer) with

this document via email and retained a copy for Broker's records.

Brokerage Firm: Unique Properties, Inc

____
Broker Marc Lippitt and Justin Herman

Unique Properties Inc
400 S Broadway, Denver, CO 80209
303-321-5888

BUYER'S BROKER'S COMPENSATION AGREEMENT

Compensation charged by brokerage firms is not set by law and is fully negotiable.

In consideration of the services to be performed by Buyer's Broker as Buyer's transaction-broker, Buyer's Broker's brokerage firm (Brokerage Firm) will be paid a fee equal to N/A % of the purchase price or $ N/A (Success Fee) with no discount or allowance for any efforts made by Buyer or any other person. Unless approved by Buyer, in writing, Brokerage Firm is not entitled to receive additional compensation, bonuses, and incentives paid by listing brokerage firm or seller.

The Success Fee is earned by Brokerage Firm upon Buyer's Broker performing services that result in Buyer entering into a contract to purchase property acceptable to Buyer and is payable upon closing of the transaction. If any transaction fails to close as a result of the seller's default, with no fault on the part of Buyer, the Success Fee will be waived. If any transaction fails to close as a result of Buyer's default, in whole or in part, the Success Fee will not be waived; such fee is due and payable upon Buyer's default, but not later than the date that the closing of the transaction was to have occurred.

Broker is authorized and instructed to request payment of the Success Fee from one or both of the following: (1) the seller's brokerage firm; (2) seller. Buyer is obligated to pay any portion of the Success Fee which is not paid by the seller's brokerage firm or seller, but only if Broker discloses to Buyer the amount Buyer must pay, in writing and prior to Buyer entering into a contract with the seller.

Buyer:	**Buyer's Brokerage Firm**:
Buyer's Signature Date	Broker's Signature Date
Street Address	Brokerage Firm Street Address
City, State, Zip	Brokerage Firm City, State, Zip
Phone No.	Broker Phone No.
Fax No.	Broker Fax No.
Email Address	Broker Email Address

Buyer's Signature Date

Street Address

City, State, Zip

Phone No.

Fax No.

____
Email Address