

**\$6/SF YEAR 1 INTRO RATE**

# Gunbarrel Business Center

6205-6235 Lookout Road  
Boulder, CO 80301

**HIGH IMAGE OFFICE/WAREHOUSE AVAILABLE  
FOR LEASE**

±9,282 - 20,142 SF

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## Property Highlights

- Brand new spec suite with high quality office finishes
- Visibility on the Diagonal Highway (US 119)
- Located in the high-demand NW submarket



Climate controlled warehouse with mountain views.



Boulder County location in the central portion of the Gunbarrel Business district with superior highway visibility and access.



Large block of industrial/flex space available.

## Available Suites

**SUITE D:** ±10,860 SF, 2 x 200 amp panels, 1 x 125 amp panel (TBV), 2 DI

**SUITE E:** ±9,282 SF, 2 x 200 amp panels (TBV), 1 DI, 1 DH

## Profile

BUILDING	±59,009 SF
YEAR BUILT	1985
CLEAR HEIGHT	15'4" - 16'4"
COLUMN SPACING	45' x 40'
NNN EXPENSES	\$7.60/SF (2025 est.)
ZONING	I-G (City of Boulder)
LEASE RATE	\$6/SF Year 1*

\*New tenants only. Minimum three-year lease term.  
Lease must be signed before 12/31/2025.







# Overall Floor Plan

DIAGONAL HWY. (US 119)



## SUITE D

±10,860 SF

- ±2,640 SF Office Space
- 2 Drive-In Doors
- 2 x 200 amp panels,  
1 x 125 amp panel (TBV)

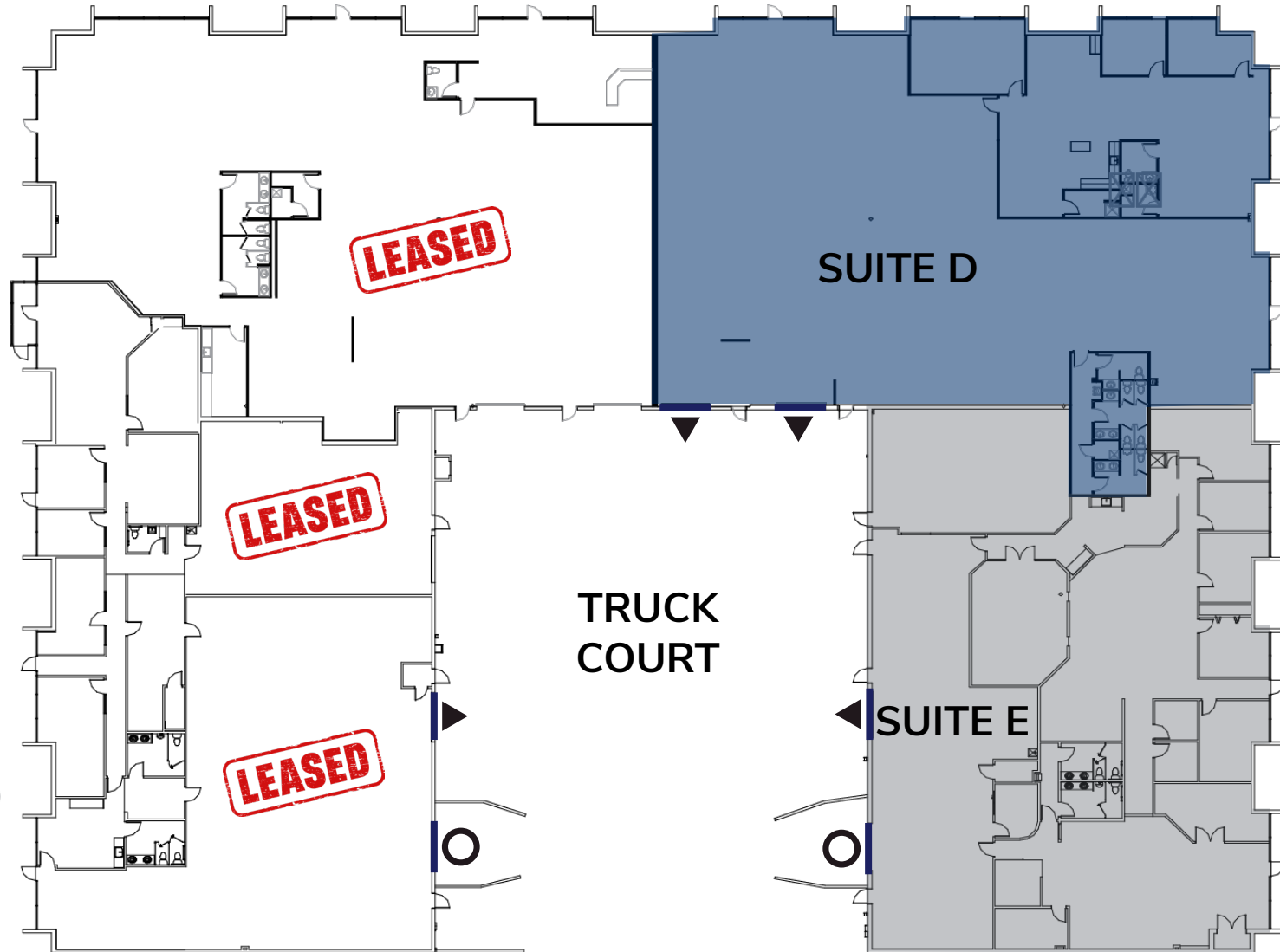
SCAN OR CLICK  
FOR 360 TOUR!



## SUITE E

±9,282 SF

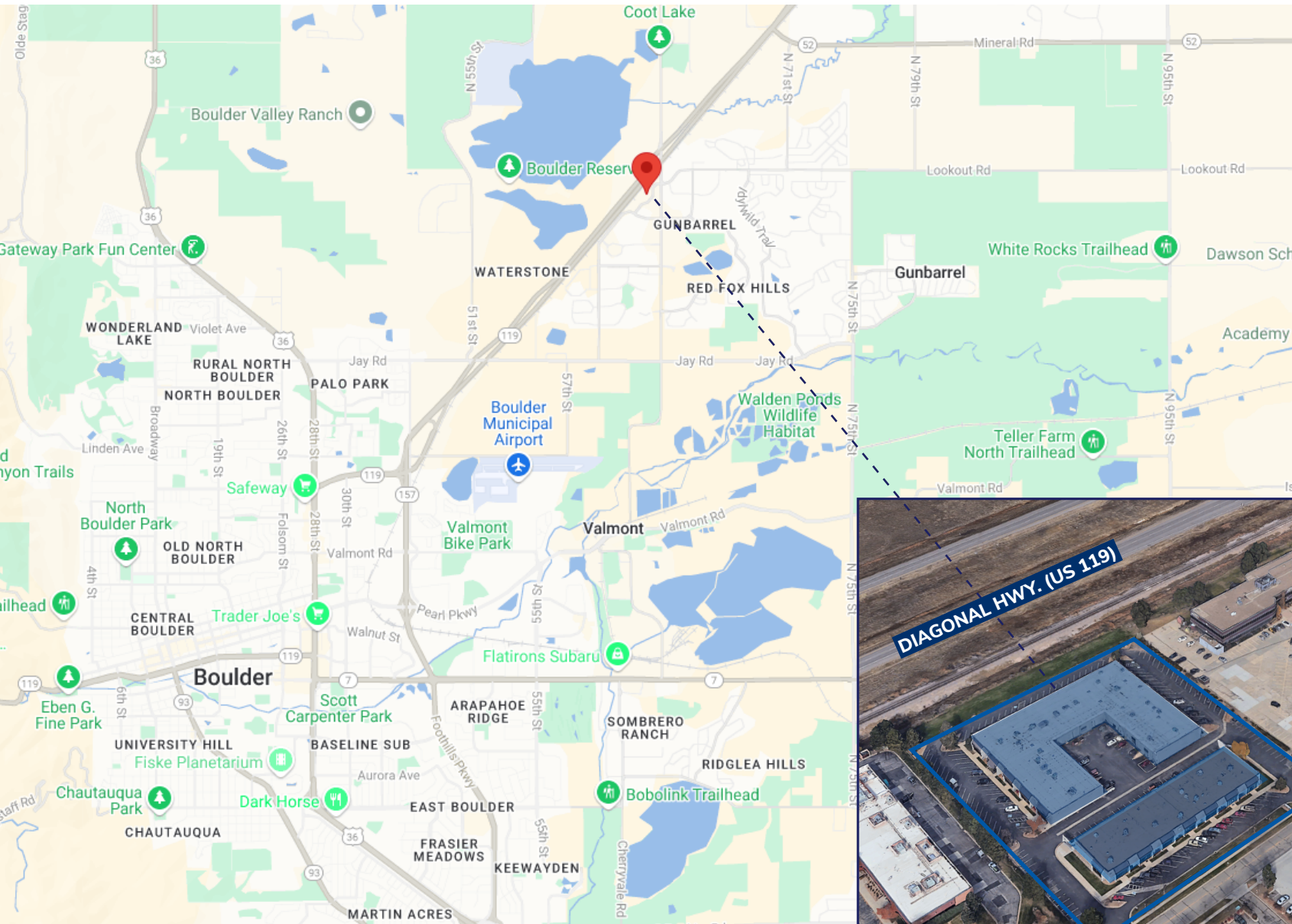
- ±5,788 SF Office Space
- 1 Drive-In Door, 1 Dock-High Door
- 2 x 200 amp panels (TBV)



- ▲ Drive-In Doors
- Dock-High Doors



# Location



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