



OFFICE/INDUSTRIAL SPACE
FOR LEASE
 5455 Spine Rd. Boulder, CO 80301

PROPERTY HIGHLIGHTS

Take advantage of this unique opportunity to lease flex space conveniently located just off the Diagonal Highway in Gunbarrel. Unit G offers over 5,000 SF of open flex space with two grade level drive-in doors. This versatile corner unit offers an expansive open plan with high ceilings, making it the perfect space for a variety of businesses looking to join a diverse mix of tenants in the bustling area of Gunbarrel. Surrounding tenants include On Athletics Club, In The Core Athlete, and Spacelab.

Unit G	5,765 RSF
Available	5/1/25
Lease Rate	\$15.50/RSF NNN
Expenses (Est)	\$7.93/RSF
Zoning	IG
Ceiling Height	14'
Parking	Ample on-site
Loading	Grade level drive in door
Power	3 Phase - 120/208 volt power

- Near bike path
- On bus route
- Near restaurants
- Bright office space
- On-site parking
- Grade Level Door

FOR
 MORE
 INFORMATION

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PROPERTY PHOTOS: UNIT G



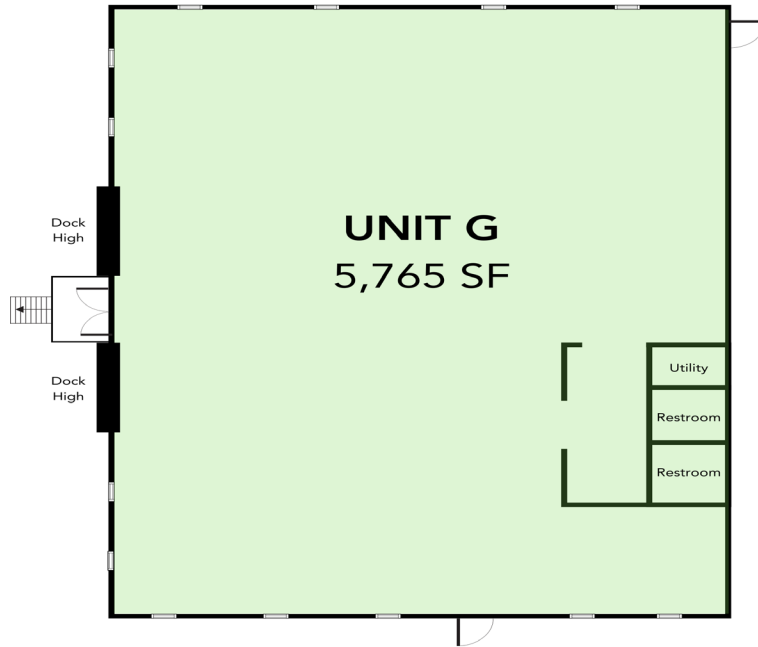
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Property FLOOR PLAN



PROPERTY LOCATION

5455 Spine Rd

Local Businesses:

- Hampton Inn & Suites by Hilton
- Finkel & Garf Craft Beer
- Amperano Coffee Roasters
- Bowhaus
- DEAN hand-crafted titanium bicycles
- King Soopers
- UPS
- Deli Zone
- Sancho's Authentic Mexican Restaurant
- Snarf's Sandwiches
- Yurihana
- Anytime Fitness
- Proto's Pizzeria Napoletana
- Raglin Market
- Asher Brewing Company

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