# 7000 WINCHESTER Build-to-Suit FOR LEASE OR SALE Boulder, Colorado

Build-to-Suit FOR LEASE OR SALE | Boulder, Colorado GUNBARREL TECHNOLOGY CENTER Industrial ■ Flex ■ Office

www.7000winchestercircle.com

# **NEW STATE-OF-THE-ART BUILDING - Delivery Q4 2026**

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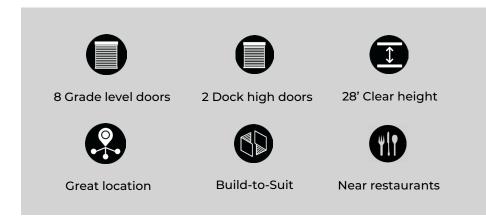
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Colorado

Group

## **ABOUT 7000 WINCHESTER CIRCLE**

| <b>Building Size</b>         | 66,141 SF                     |  |  |
|------------------------------|-------------------------------|--|--|
| Space Available              | 33,070 - 66,141 RSF           |  |  |
| Lease Rate                   | Negotiable NNN                |  |  |
| Lease Term                   | 5+ years                      |  |  |
| Sale Price                   | Negotiable                    |  |  |
| Zoning                       | IM (Industrial Manufacturing) |  |  |
| <b>Ground-Breaking (Est)</b> | Q4 2025                       |  |  |
| Delivery Date (Est)          | Q4 2026                       |  |  |
| Site Size                    | 8.7 Acres                     |  |  |
| Main Floor                   | 53,957 SF                     |  |  |
| <b>Mezzanine Office Area</b> | 12,184 SF                     |  |  |
| <b>Type of Construction</b>  | Tilt-up concrete panels       |  |  |
| Sprinkler                    | ESFR                          |  |  |
| Parking                      | 212 Surface parking spaces    |  |  |
|                              |                               |  |  |



## **Property Summary**



This rare site is one of the last large industrial parcels in Boulder, located minutes from IBM, Highway 52, and Highway 119 and close to restaurants, shopping, and beautiful hiking/biking trails around North Boulder. The site is in the Gunbarrel Tech Center, with prominent companies nearby, such as Emerson, Lockheed Martin, Northrup Grumman, Medtronic, and

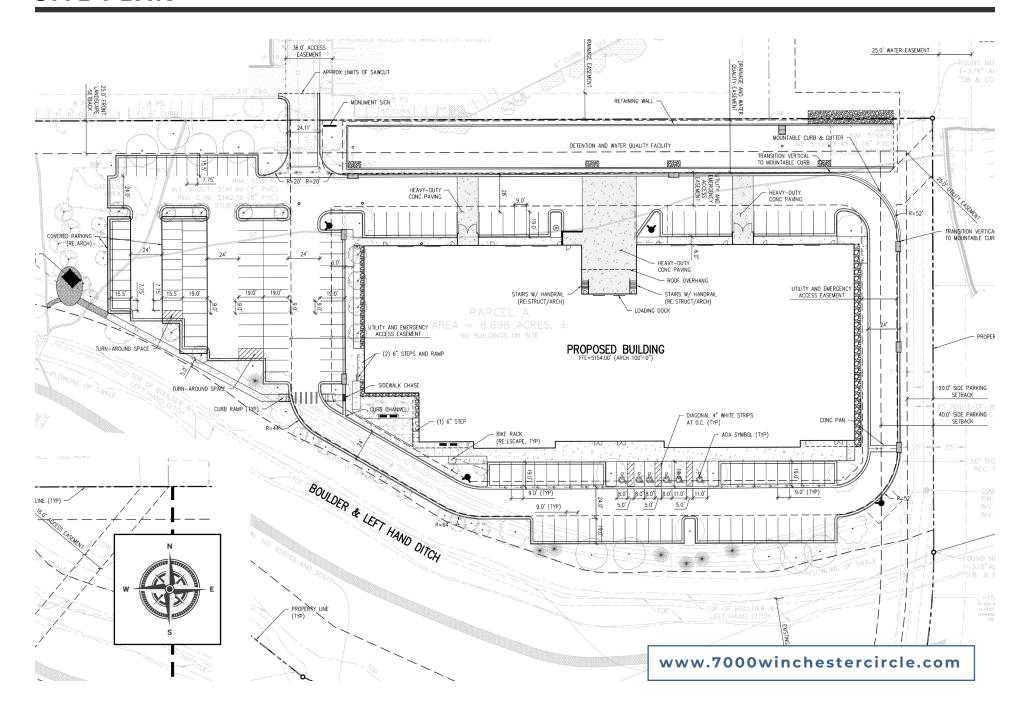
Celestial Seasonings. This location is the perfect opportunity for high-tech, industrial/flex, aerospace engineering, biotech, and similar companies looking for a build-to-suit option in Boulder. Ownership would also consider a joint venture or outright land sale, ideal for forward-thinking owner-users and developers. The zoning allows for office, research facilities, manufacturing, warehouse, distribution, showroom, software, biotech, food processing, engineering, and other related uses. Over 1,000 apartment units have been added in Gunbarrel over the last two years. Nearby retail amenities include Cottonwood Square & Gunbarrel Square, and Avery Brewing Company. Construction to commence late-2025, with tenant occupancy projected for late-2026.

## Quality Workforce, Unique Lifestyle

The Northwest Denver Market holds one of the best educated metropolitan work forces in the Nation, and the highest trained labor force in Colorado. Colorado has one of the largest groups of public college and university employees in the U.S., exceeding the national average by sixty percent. Eighty eight percent of the Metro area's population has completed twelve years of education. Thirty seven percent have completed sixteen or more years.

| 2024 Demographic<br>Summary | 2 mile    | 5 mile    | 10 mile   |
|-----------------------------|-----------|-----------|-----------|
| Population                  | 11,560    | 67,012    | 307,608   |
| Households                  | 5,074     | 29,055    | 122,802   |
| Avg Household Income        | \$137,428 | \$130,089 | \$125,907 |

## SITE PLAN

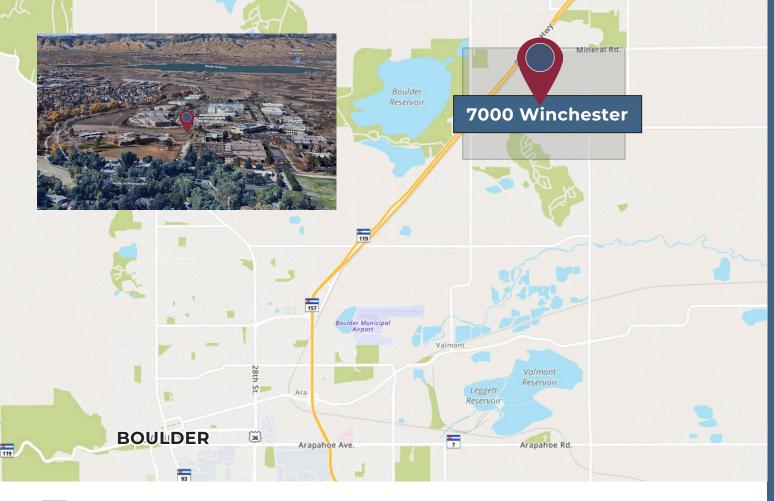


# **BUILDING RENDERINGS**











Denver International Airport

**40** 



**Downtown Boulder** 

10 minutes



Downtown Longmont

19
minutes



**Downtown Denver** 

30 minutes





























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