

7000 WINCHESTER

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

**Colorado
Group**

W. Scott Reichenberg
President/Principal
Senior Commercial Broker
303.449.2131 ext 130
scott@coloradogroup.com

Neil Littmann
Principal
Senior Commercial Broker
303.449.2131 ext 132
neil@coloradogroup.com


Layne McBride
Senior Commercial Broker
303.449.2131 ext 134
mcbride@coloradogroup.com

Micah Loeb
Senior Commercial Broker
303.449.2131 ext 127
micah@coloradogroup.com


The Colorado Group, Inc
3101 Iris Avenue, Suite 240
Boulder, CO 80301
303.449.2131
www.coloradogroup.com

ABOUT 7000 WINCHESTER CIRCLE


Building Size	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)
Ground-Breaking (Est)	Q4 2025
Delivery Date (Est)	Q4 2026
Site Size	8.7 Acres
Main Floor	53,957 SF
Mezzanine Office Area	12,184 SF
Type of Construction	Tilt-up concrete panels
Sprinkler	ESFR
Parking	212 Surface parking spaces




8 Grade level doors




2 Dock high doors




28' Clear height



Great location



Build-to-Suit



Near restaurants

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 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



BUILDING RENDERINGS



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VIRTUAL RENDERING TOUR

AERIAL SITE TOUR





Denver
International Airport

40
minutes



Downtown Boulder

10
minutes



Downtown
Longmont

19
minutes



Downtown Denver

30
minutes



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