

6000 SPINE

BOULDER, CO 80301



Full Building **FOR LEASE**

57,659 SF Mix of Office & R&D Flex Space

- Two levels with a mix of office, production space, and R&D
- Building amenities including gym and kitchen/break rooms
- 16' clear height / 8' overhead door
- Raised floor data center
- Building serviced by 500 KVA transformer - 277/480V 3-Phase with 1,600 Amp breaker
- Building signage with visibility from the Diagonal Highway



DRIVE TIMES	
Downtown Boulder	15 minutes
Longmont	20 minutes
Denver	41 minutes
DIA	49 minutes
Fort Collins	61 minutes

ANNIE LARNER

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NATE LITSEY

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BUILDING OVERVIEW

Property Address	6000 Spine, Boulder CO
Building Square Footage	56,492 SF
Level 1	27,856 SF
Level 2	28,636 SF
Loading	(1) Drive in 8' OH doors w/mechanical lift (1) Drive in 8' OH door
Clear Height	Level 1: 14' Level 2: 10'9"
Power	277/480V 3-Phase 1,600 Amps 51,600 Amps ISC
Slab (Level 1)	4"
Water Service	2" Line with 1 1/2" meter
Fire Suppression	Yes
Elevators	Yes
Property Zoning	IM (Industrial-Manufacturing)
Parking	1:400

ANNIE LARNER

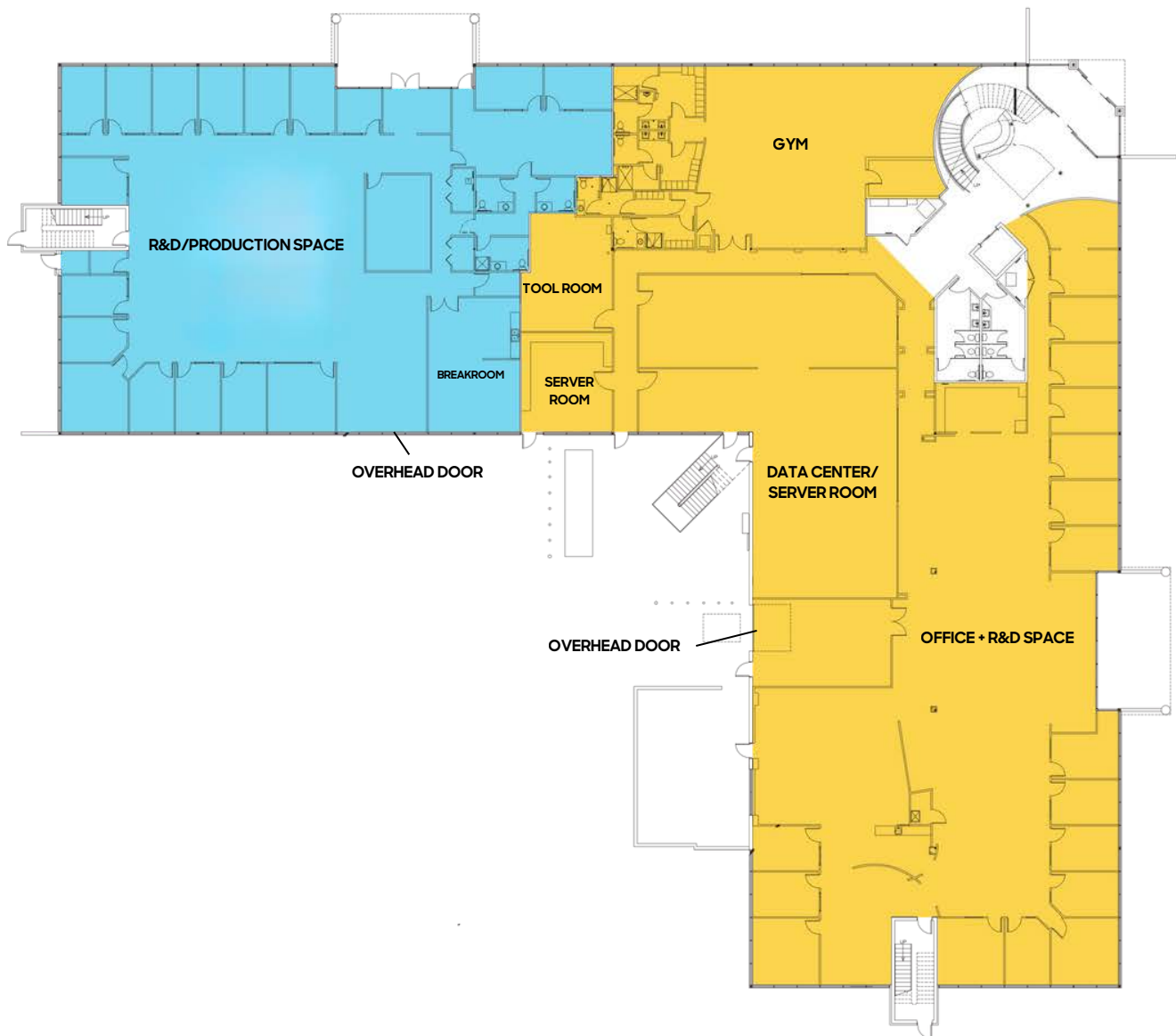
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FIRST LEVEL

27,856 SF



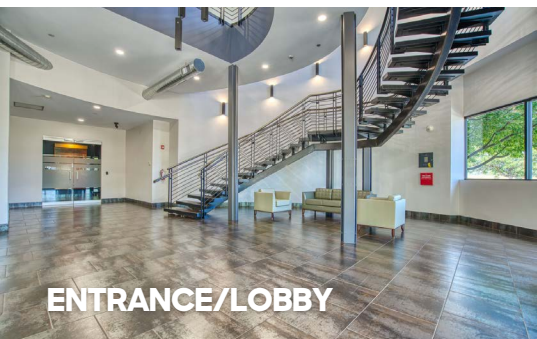
SECOND LEVEL

28,636 SF





R&D/PRODUCTION SPACE



ENTRANCE/LOBBY



UPSTAIRS LOBBY



KITCHEN/BREAKROOM



SUITE 101 (UPSTAIRS)



UPPER CONFERENCE ROOM



8' LOADING DOOR



ONSITE GYM



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