



6260 LOOKOUT ROAD
BOULDER, COLORADO

OFFERING MEMORANDUM



Kentwood

Commercial

a Berkshire Hathaway Affiliate

PROPERTY TOUR & OFFER SUMMARY

Property Tours

All interested parties must be accompanied by a member of the Kentwood Commercial Team. Twenty-four (24) hours notice must be given in order to confirm all property tours and can be scheduled by contacting one of the brokers below.

Offer Submission

All offers must be submitted on a State of Colorado approved purchase contract or on a contract written by an licensed attorney with all purchase terms to include: sales price, earnest money amount, financing terms, any contingencies and a closing date. Earnest money shall be payable to and held by First American Title Company.

PRESENTED BY

Connor Donahue, Senior Commercial Advisor

406.871.3924

ConnorD@KentwoodCommercial.com

Karen Landers, Senior Commercial Advisor

303.947.3665

Karen@KentwoodCommercial.com



215 Saint Paul Street | Ste 200
Denver, CO 80206
KentwoodCommercial.com





Contents

04

Executive Summary

06

Property Overview

11

Area & Demographics

14

Disclosure



Kentwood
Commercial

Executive Summary



The Offering

Connor Donahue and Karen Landers of Kentwood Commercial proudly present 6260 Lookout Road: A beautifully-maintained, low-rise office building in Boulder, Colorado. This 20,779 square-foot property is comprised of two stories, and is perfect for general office and a variety of professional service uses.

The main entrance opens up to a bright and spacious lobby with a welcoming reception desk, beautiful marble floors and a grand staircase leading up to the second level. The building offers a useful mix of conference rooms, private offices and open work space and features professional finishes throughout. The window line boasts excellent Western & Eastern views and the large windows allow for abundant natural light. The property is a secure site, with the ability to install personalized electronic access. Currently built out for multiple tenants with a handful of short-term leases in place, this is a great opportunity for an owner-user with income or pursued as an investment property.

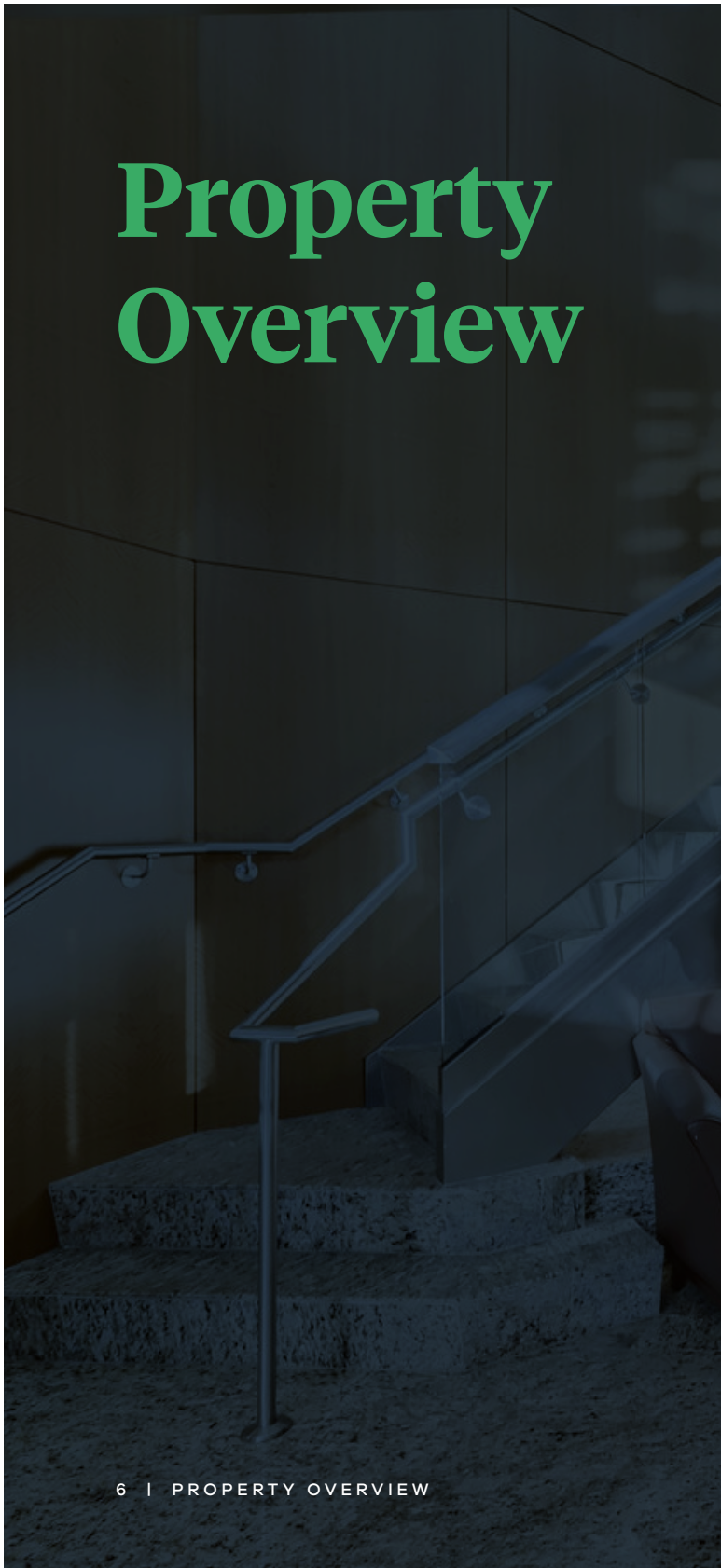
6260 Lookout Road is situated on a large lot with professional landscaping, mature trees with ample parking. Great location with new development which has brought a number of walkable shops and restaurants to the area. Easy access to Central Boulder and Longmont via Highway 119.

Click [HERE](#) for Property Tour.

Property Highlights

- Two-Story Office Building <
- Light and Bright Main Lobby with Reception, Marble Floors and Grand Staircase <
- Mix of Private Offices, Open Work Space and Conference Rooms <
- Large Windows Throughout Offer Abundant Natural Light <
- Short-Term Leases in Place Offering Some Income <
- Resurfaced Parking Lot <
- Exterior Signage Opportunity <
- Spacious Lot with Professional Landscaping, Mature Trees & Ample Parking <

Property Overview





Property Details

AVAILABLE FOR SALE

\$3,000,000

SIZE

20,779 Square Feet

TOTAL LAND AREA

1.56 Acres

STYLE

Low-Rise Office Building

YEAR BUILT

1985

NEIGHBORHOOD

Gunbarrel

ZONING

IG

PROPERTY TAXES

\$104,969.22 (2023)

BUILDING STORIES

2

PARKING

2.00 : 1,000/ Square Foot

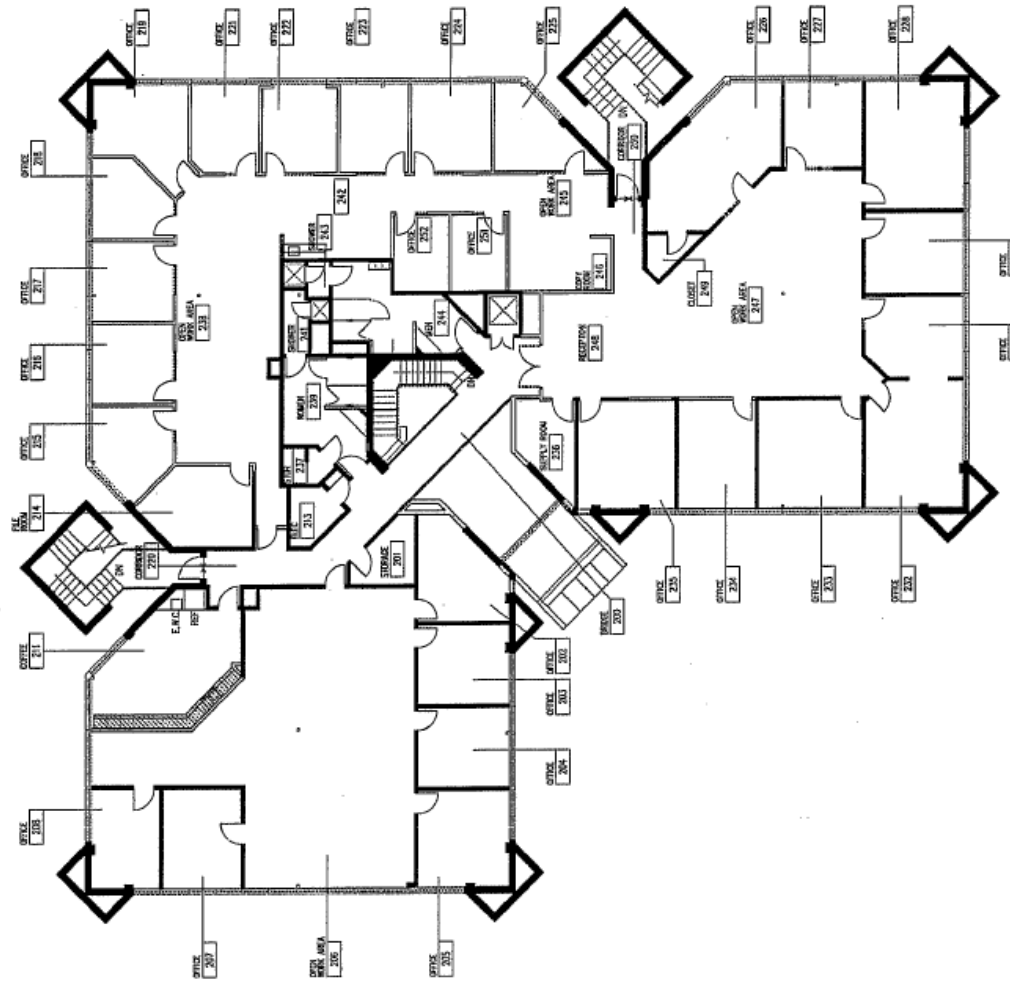


6260

LOOKOUT ROAD | BOULDER

Floor Plans

SECOND LEVEL





6260

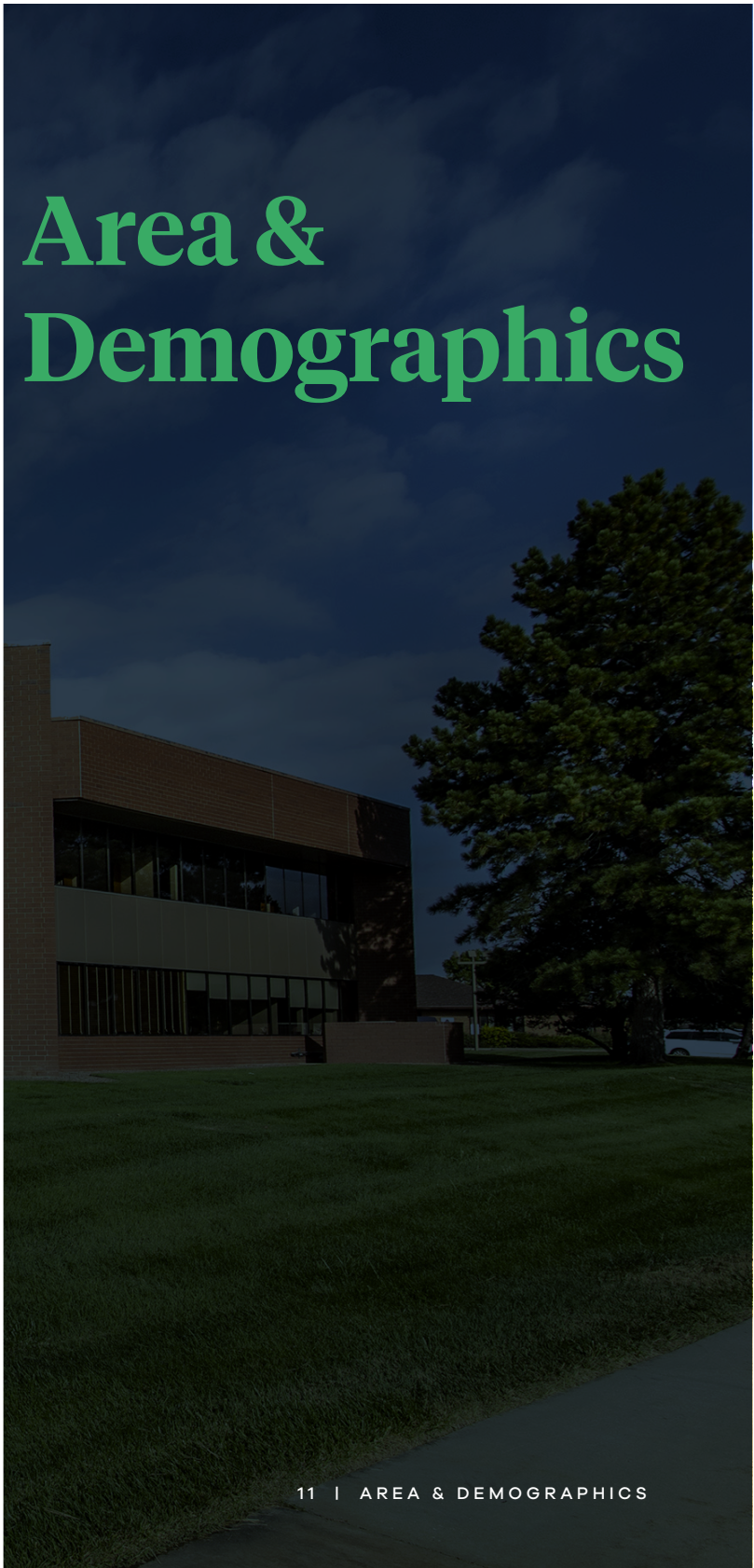
LOOKOUT ROAD | BOULDER

Property Photos





Area & Demographics





Area Highlights

- › **City of Boulder** - Home to some of the top outdoor recreation and beautiful mountain landscapes in the country, world-renowned restaurants, stellar music venues, and art galleries, as well as walkable public spaces.
- › **University of Colorado** - Home to the Buffs, the University of Colorado also features the Fiske Planetarium and the Museum of Natural History, with zoology and anthropology exhibits.
- › **Outdoor Recreation** - 40,000 acres open to the public in Boulder County, more than 60 parks and 155 miles of hiking trails, lovers of the outdoors are minutes from their next adventure. Site is also located just minutes from the Boulder Reservoir.

Ranked No. 1 Place to Call Home

-US News and World Report (2020-2022)

Ranked No. 2 Place to Live for Quality of Life

-US News and World Report (2021-2022)

Happiest City in the United States

-National Geographic (2017)





6260

LOOKOUT ROAD | BOULDER

Area Demographics

Population (2023)

3 Mile	13,770
5 Mile	64,767
10 Mile	294,255

Population Projection (2028)

3 Mile	13,015
5 Mile	63,925
10 Mile	298,371

Median Age

3 Mile	44.8
5 Mile	39.7
10 Mile	38.3

Households (2023)

3 Mile	5,807
5 Mile	28,380
10 Mile	120,315

Average Household Income

3 Mile	\$141,742
5 Mile	\$122,924
10 Mile	\$121,924

Daytime Employees

3 Mile	15,287
5 Mile	66,687
10 Mile	183,627



Disclosure

Listing Broker and Seller make no representation or warranties as to the accuracy of any information provided with this data - including, but not limited to: square footage, bathrooms, lot size, owner's association (OA) information, parking, taxes or any other data that is provided for informational purposes only. Buyer and/or Buyer's Broker to verify all information. OA fees must be verified with the OA and are subject to change All properties are subject to prior sale, change or withdrawal. Neither listing broker(s) , Property Owner(s) nor Kentwood Real Estate/Kentwood Commercial shall be responsible for any typographical errors, misinformation, misprints and shall be held totally harmless.

This Offering Memorandum is not intended to provide a completely accurate summary of the Property. All financial projections are believed to be accurate but may be subject to variation depending on but not limited to the market. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. Kentwood Real Estate and Property Owner has not made or will make any representations or warranties, expressed or implied, as to the accuracy or completeness of the Offering Memorandum and no legal commitment or obligation shall arise by reason of the Offering Memorandum. Analysis and verification of the information contained in the Offering Memorandum is solely the responsibility of any interested parties.

Kentwood Real Estate/Kentwood Commercial and Property Owner reserve the right, at their own sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or terminate discussions with any entity at any time with or without notice at any time. The Owner shall have no legal commitment or obligations to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until said contract is approved by the Owner and mutually-executed by all parties to the contract, and any conditions to the Owner obligations thereunder have been satisfied or waived.





6260

LOOKOUT ROAD

BOULDER, COLORADO

Connor Donahue, Senior Commercial Advisor

406.871.3924

ConnorD@KentwoodCommercial.com

Karen Landers, Senior Commercial Advisor

303.947.3665

Karen@KentwoodCommercial.com



215 Saint Paul Street, Suite 200
Denver, CO 80206
www.KentwoodCommercial.com