



6450 Gunpark Drive

Boulder, CO

Amazing Tech Office / Flex Space

Steve Sims

steve@gibbonswhite.com

(303) 586-5932

www.gibbonswhite.com

Property Info & Gallery

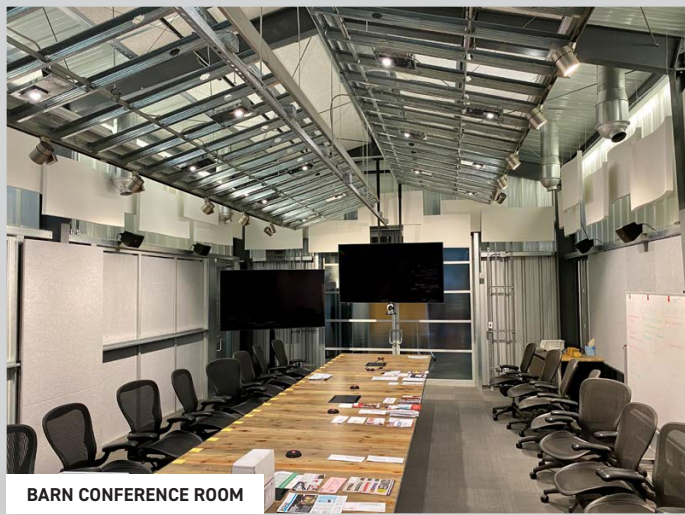
View Map

Available Space	10,000 - 67,414 sq. ft.
Lease Rate / sq. ft.	\$12.95 NNN
Expenses / sq. ft.	\$5.00*

**Not Including Electric & Janitorial*

- Super Cool, Creative Tech Space with Stages, Stadium Seating Areas, Sound Recording Rooms, Studios, Gym, Gathering Spaces, Open Work Areas, Over 115 Private Offices & Space for Another 120 Employees at Work Stations
- Large Kitchen & Break Area with 3 Glass Overhead Doors Opening Up to Outdoor Seating Area
- Mezzanine Spaces with Offices, Meeting Rooms & Gathering Spaces with Elevator Access, Multiple Staircase & 2 Fire Poles!
- Locker Rooms, Showers, Private Restrooms & New Mothers' Room
- Lots of Windows & Skylights Bring in Abundant Natural Light
- 1,450 sq. ft. Warehouse / Studio Space with Dock High Overhead Door
- Approx. 110 Parking Spaces in Adjacent Lot & Additional Parking Available

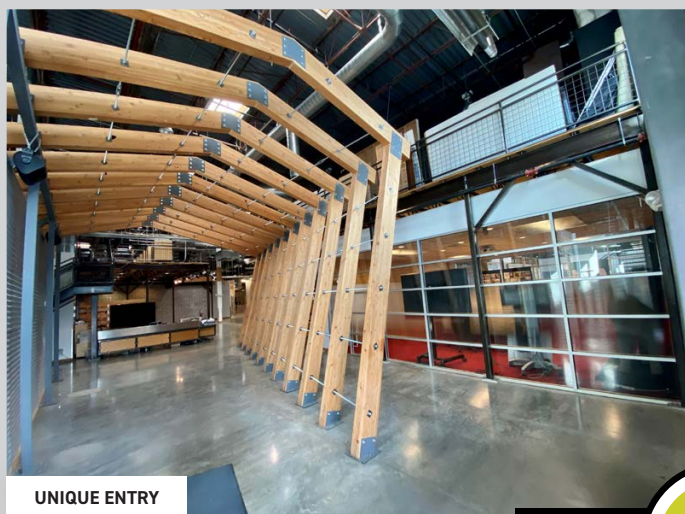
© 2025 Gibbons-White, Inc.



BARN CONFERENCE ROOM



STADIUM SEATING



UNIQUE ENTRY

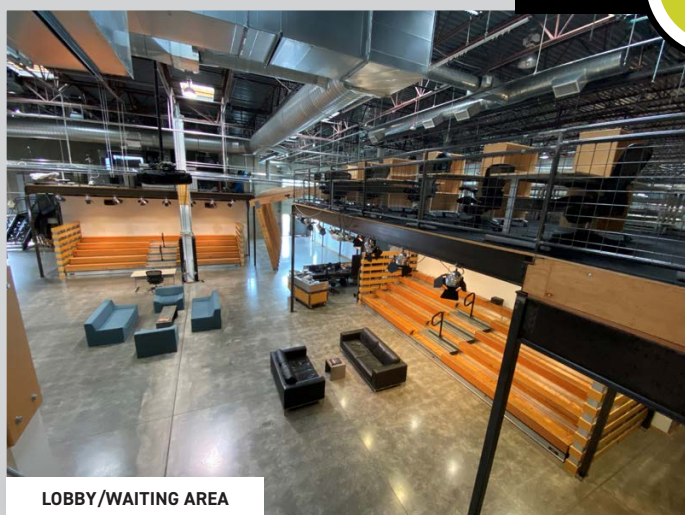


KITCHEN

VIDEO



TOUR

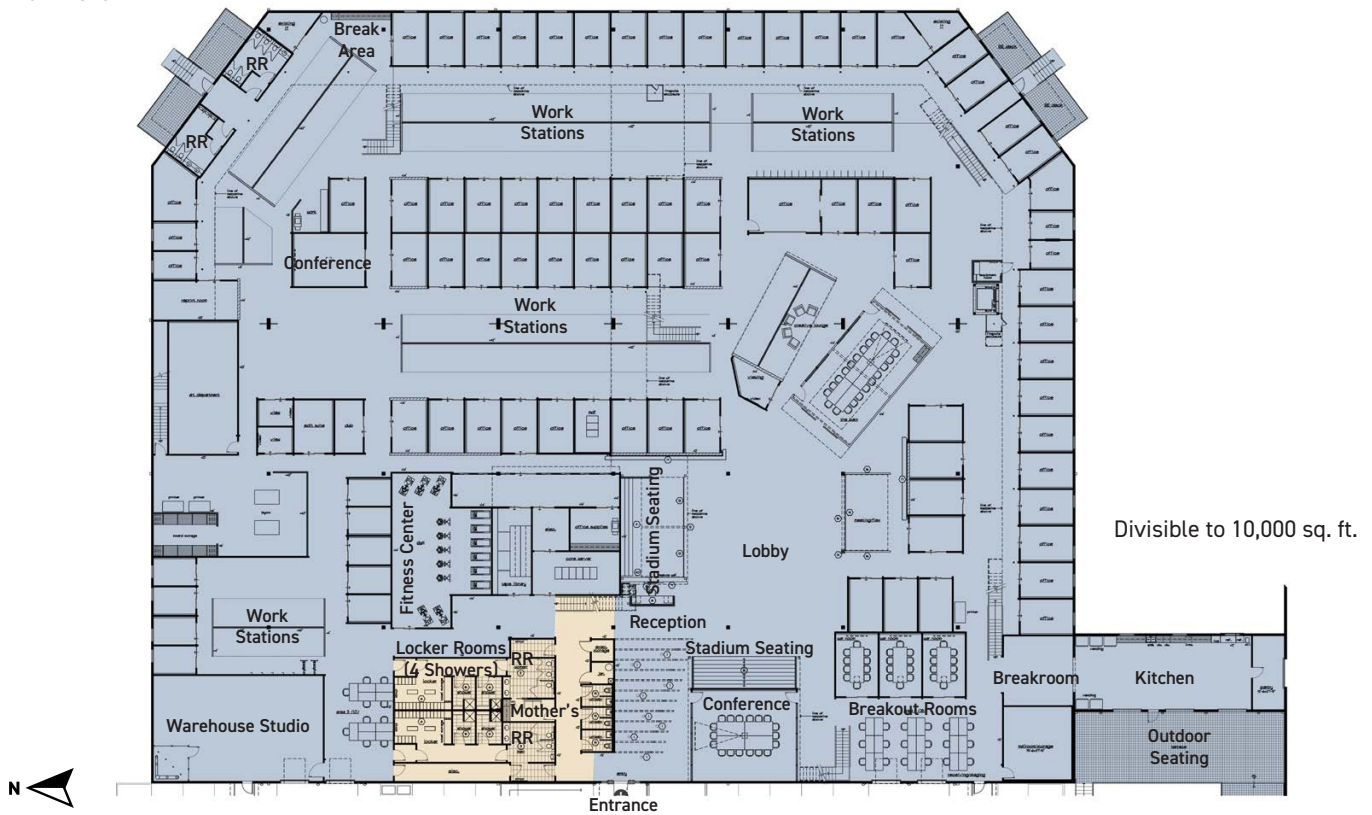


LOBBY/WAITING AREA



OPEN OFFICE

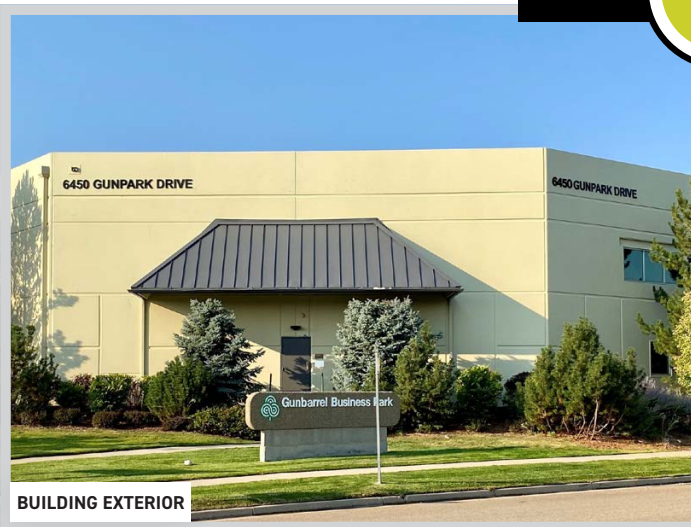
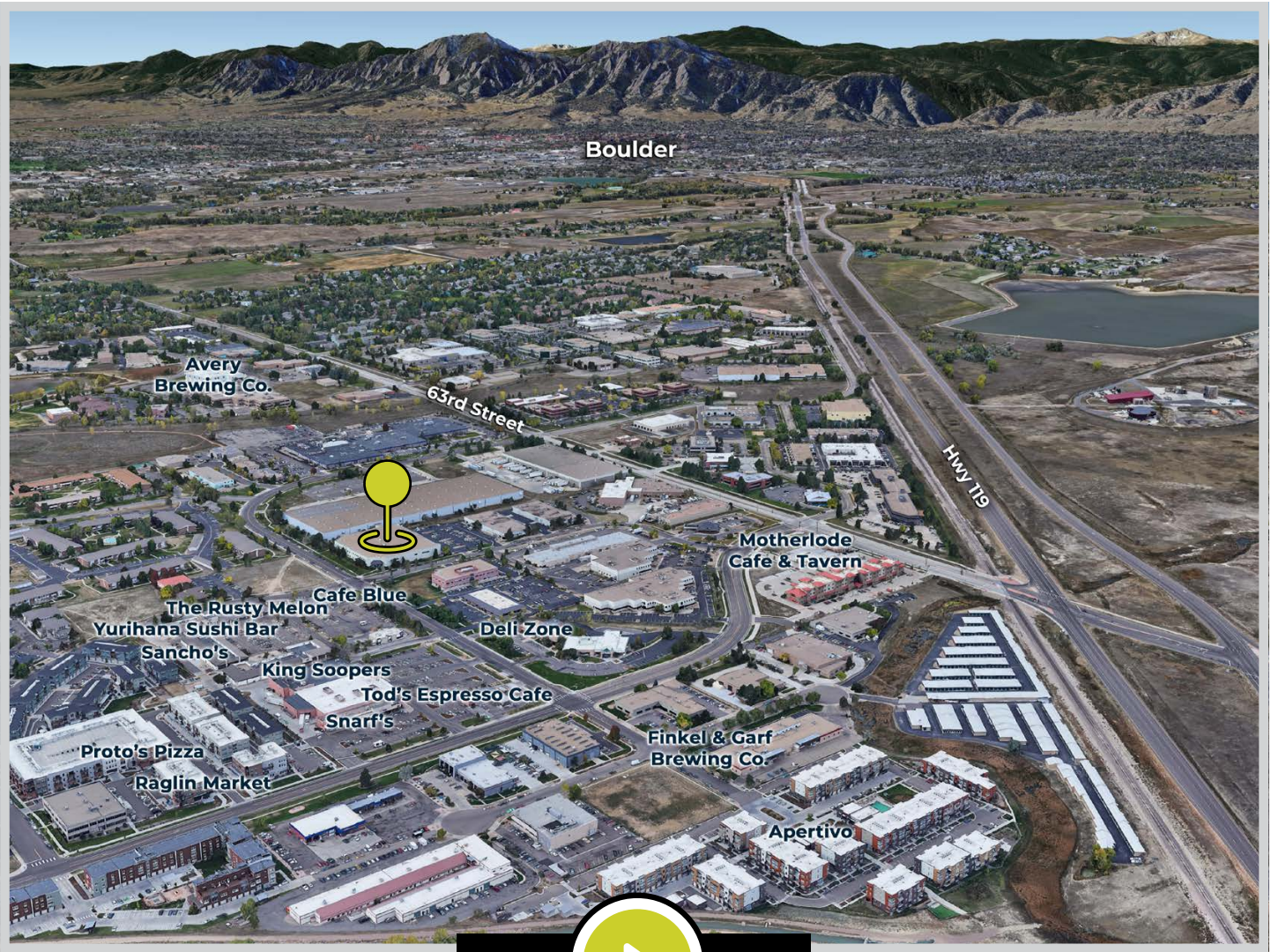
Main Level



Mezzanine Level



© 2025 Gibbons-White, Inc.



BUILDING EXTERIOR



PATIO AREA