



**CHRISMAN  
COMMERCIAL**

**OFFICE/FLEX SPACE FOR LEASE**  
**Excellent Views**  
6075 Longbow Drive, Boulder, CO 80301



#### HIGHLIGHTS

Suite 200: **9,856 SF**

Suite 220: **5,317 SF**

Available: **Immediately**

Lease Rate: **\$16.00/SF NNN**

Expenses: **\$12.52/SF including utilities**

Zoning: **IM-E**

Parking: **1 per 246 SF**

The building offers high-quality construction features including a beautiful office finish, high-efficiency HVAC, energy efficient windows and showers in the first floor restrooms. The abundance of windows provides highly desired natural light and great views of the Rocky Mountains. Easy access to Boulder and Longmont.

**Suite 200:** 9,856 SF consists of a reception area, 2 large conference rooms, perimeter offices with abundant natural light, bullpen, kitchen, copy room, and mountain views.

**Suite 220:** 5,317 SF consists of 5 internal offices with borrowed light windows, separately cooled computer room, large conference/training room, expansive bullpen with abundant natural light, kitchen/breakroom & storeroom, and efficient built-in copy area.

#### CONTACT US



**(303) 449 7475**



**valerie@elevatedboulder.com**

**susan@elevatedboulder.com**

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**(303) 938 8200**

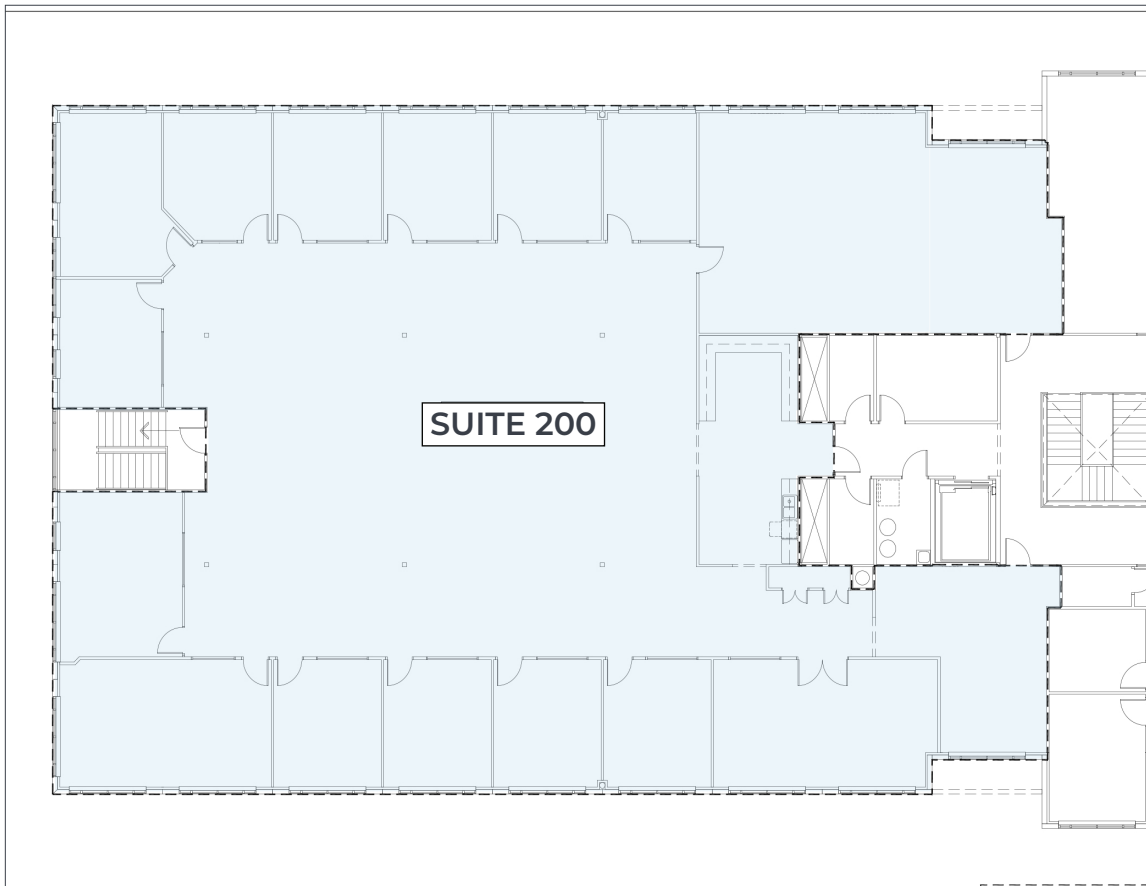
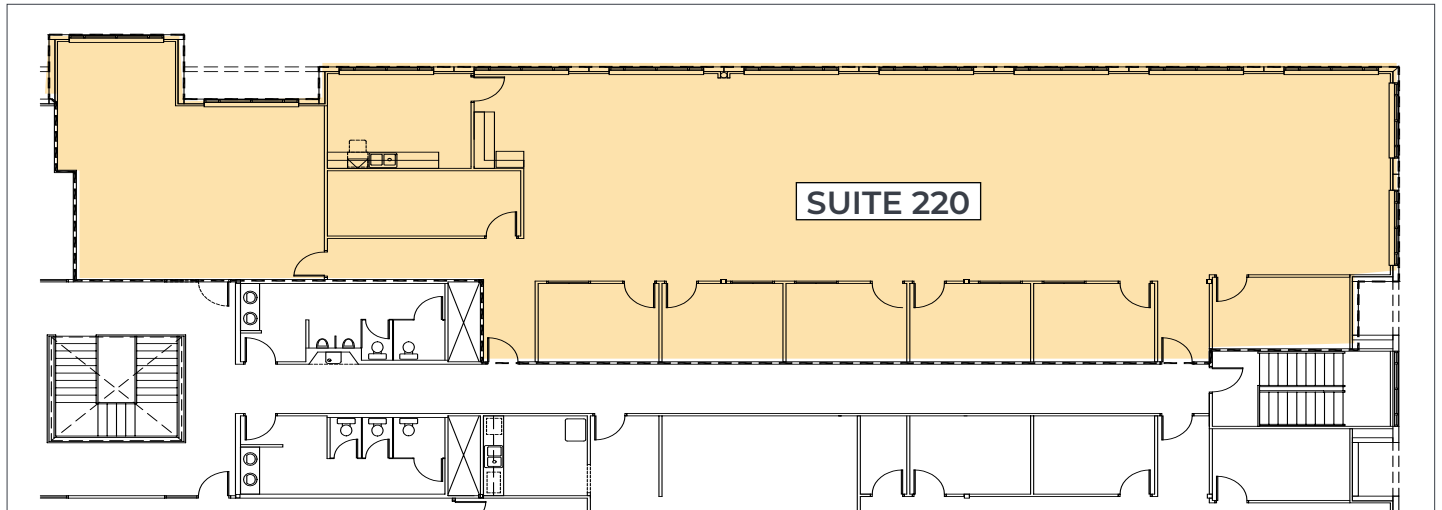


**steve@chrismanc.com**

**michele@chrismanc.com**

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**FLOOR PLANS**



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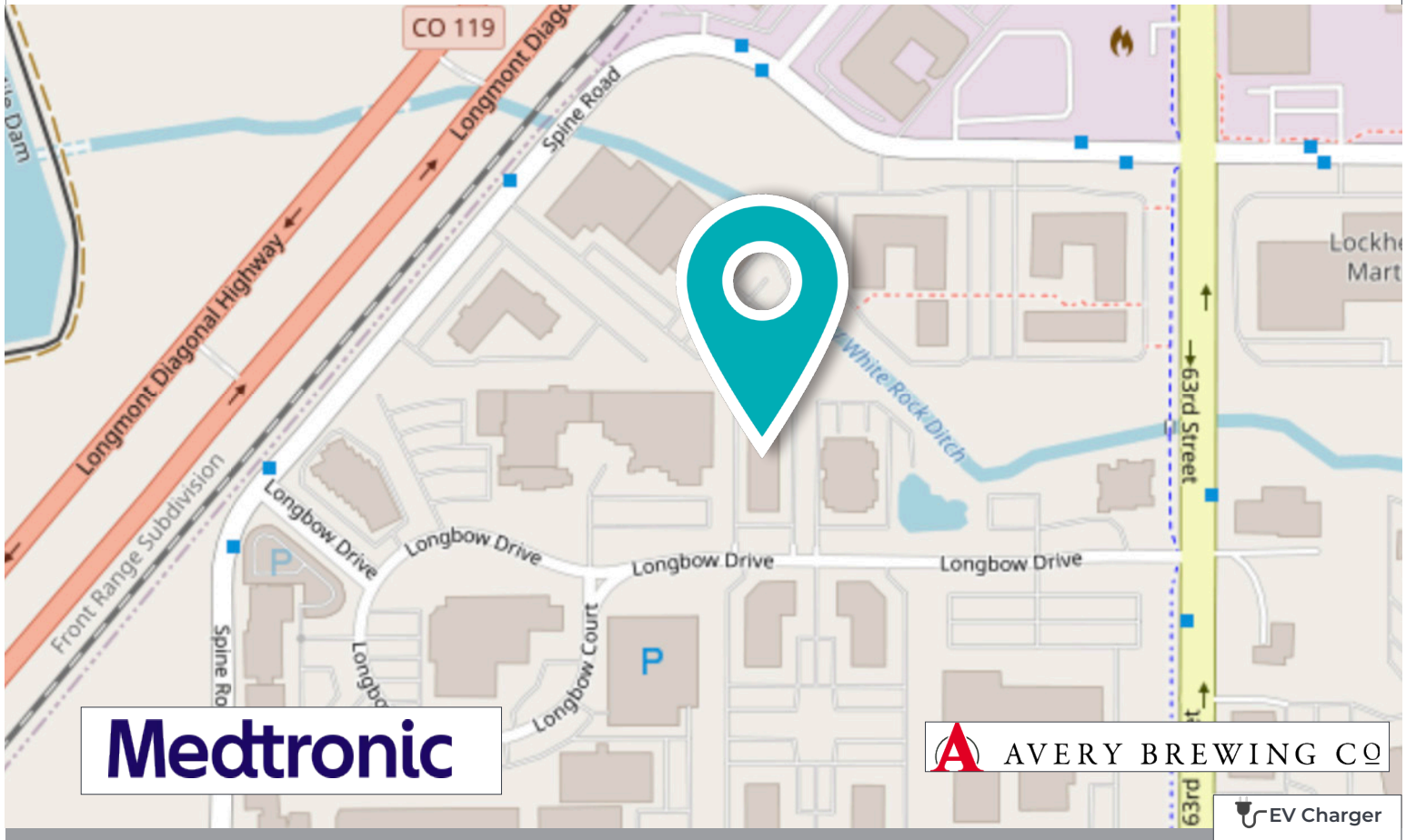


PO Box 510, Niwot, CO 80544





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## LOCATION



## CONTACT US

 (303) 449 7475  
 [valerie@elevatedboulder.com](mailto:valerie@elevatedboulder.com)  
[susan@elevatedboulder.com](mailto:susan@elevatedboulder.com)

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 (303) 938 8200  
 [steve@chrismanc.com](mailto:steve@chrismanc.com)  
[michele@chrismanc.com](mailto:michele@chrismanc.com)