

Office
Building
For Sale

6290 Lookout Rd

Boulder, CO



Property Details:

- Sale Price: \$2,200,000
- Lease Rate: \$15-17/SF NNN
- Leasable SF: 900-7,803 Sq Ft
- Building Size: 7,803 Sq Ft
- Zoning: IG - Boulder
- Uses: Office / Light Industrial
- Parking: Ample
- 12 Private Offices
- 5 Restrooms
- Separate ~900 SF building w/ office and restroom



For More
Information
Please
Contact



Jim Thomas

Broker Associate
Cell: 720.317.9621
jim@thomasratay.com
For Showings: 303.543.0625

RE/MAX
COMMERCIAL®

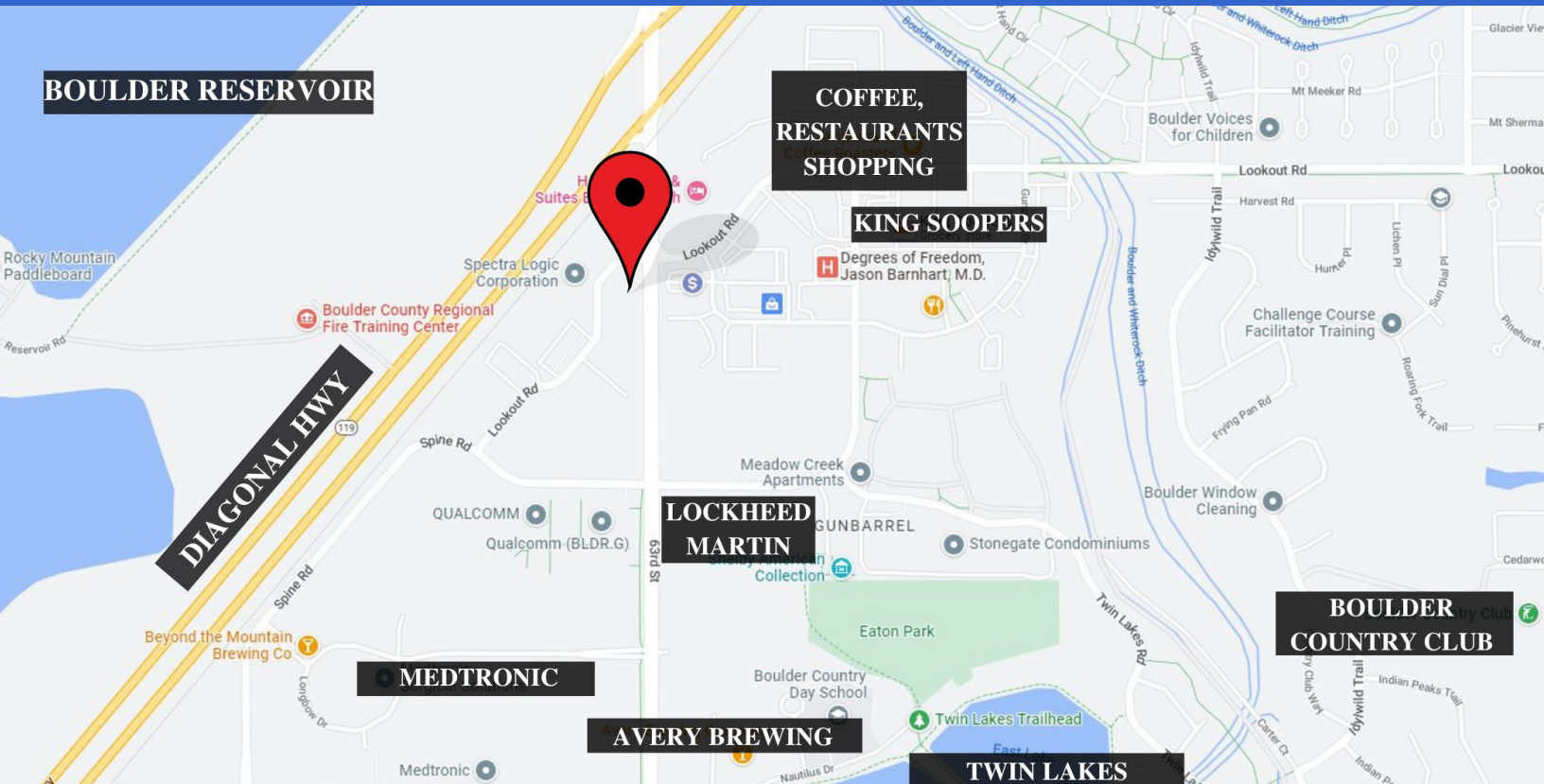
RE/MAX Alliance | 1911 11th St Unit 200 | Boulder, CO 80302 | 303.543.0625 | 303.499.1755 (fax)

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TRAFFIC COUNTS:
Lookout Rd & 63rd St

- Avg. 18,950 Daily Volume

Demographics	1-mile	3-mile	5-mile
2022 Est. Population	3,945	14,193	66,381
2027 Proj. Population	3,941	14,530	67,185
2022 Est. Households	2,093	6,144	28,875
2027 Proj. Households	2,100	6,014	29,218
2022 Est. Average HH Income	\$101,953	\$138,120	\$125,072
2022 Est. Median HH Income	\$77,873	\$107,049	\$90,240
2022 Est. Median Housing Value	\$700,090	\$757,214	\$785,191

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