



## INDUSTRIAL/FLEXSPACE FOR SALE OR LEASE

6315 Monarch Park Place  
Niwot, CO 80503

### PROPERTY HIGHLIGHTS

Discover unparalleled flexibility in North Gunbarrel's prime location near Diagonal Highway. The space is fully sprinklered and features dock-high loading doors, and this property perfectly accommodates logistics and distribution needs. The interior boasts a dynamic mix of warehouse, office, and lab spaces, catering to various business operations. Enjoy the added luxury of outdoor patio areas and welcoming reception spaces, enhancing the work environment. Equipped with radiant heaters and central AC, comfort is guaranteed year-round.

<b>Zoning</b>	Light Industrial
<b>Parking Ratio</b>	2.3:1,000 SF
<b>Power</b>	1,800 Amps, 208 Volts, 3-Phase
<b>Year Built</b>	1997
<b>Roof Age</b>	25 Years+
<b>Loading</b>	2 Dock-high doors

- Near bike path
- On-site parking
- Near restaurants
- Dock-high door
- Sprinklered
- Hood

<b>Sale Price</b>	\$3,759,140 (\$220/SF)
<b>Square Feet</b>	17,087 SF
<b>Unit A: 7,802 SF</b>	Leased through 12/24
<b>Unit B: 9,267 SF</b>	Leased through 9/24
<b>Lease Rate</b>	\$15.00/RSF NNN
<b>Square Feet</b>	7,820 - 17,087 SF
<b>Timing</b>	Flexible
<b>Expenses (Est)</b>	\$7.72/RSF

FOR  
MORE  
INFORMATION

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Colorado  
Group

## PROPERTY PHOTOS: UNIT A



For a complete disclaimer, please see page one of this brochure.

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## PROPERTY PHOTOS: UNIT B



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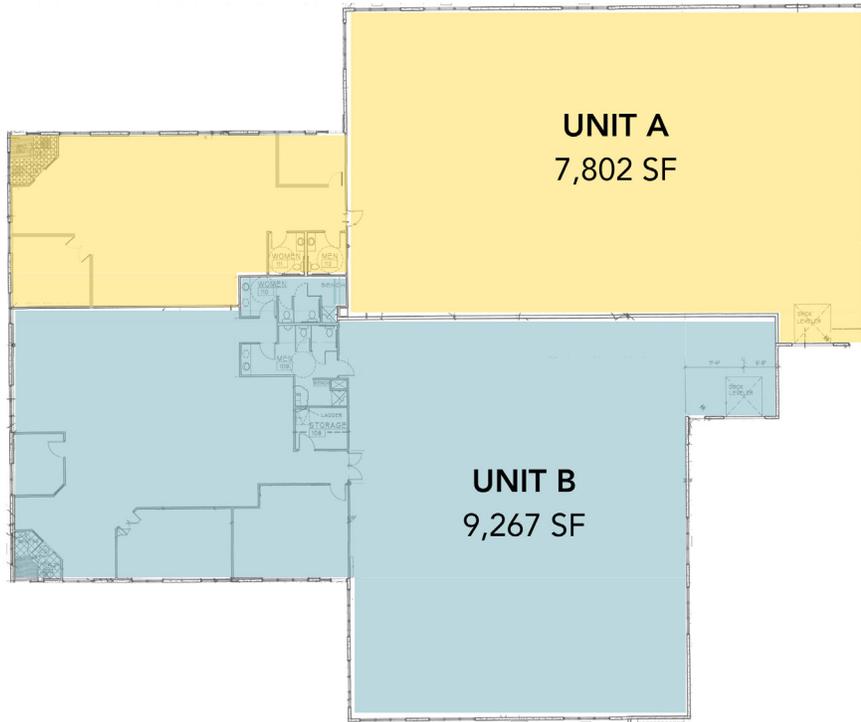
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## PROPERTY FLOOR PLAN



## PROPERTY LOCATION

The map shows the property location at 6315 Monarch Park Pl, Niwot, CO. The property is situated on Mineral Rd. between N 71st St. and N 79th St. The Boulder Reservoir is to the west, and the Boulder Country Club is to the south. The Diagonal Hwy (I-70) runs diagonally through the area.

- APERITIVO - THE ORIGINAL PASTA COFFEE TAPAS BAR
- AMPER FAND COFFEE ROASTERS
- Finkel & Gari - CRAFT BEER
- Hampton Inn & Suites
- DEAN hand-crafted titanium bicycles
- Bowhaus - Disposables & Boarding
- WHEELING HOME
- KING Soopers
- SNARF'S Sandwiches
- CAFE BLUE AMERICAN GRILL
- SANGHO'S AUTHENTIC MEXICAN RESTAURANT
- 百合園 YURIHANA SUSHI BAR AND PAN-ASIAN CUISINE
- AVEY BREWING BOULDER, CO
- HELLMANN'S
- DELI ZONE BREAKFAST • LUNCH • DINNER
- HUMAN-KIND

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