

FOR LEASE

IN GUNBARREL TECHNOLOGY CENTER

+ 6899 WINCHESTER CIRCLE
BOULDER, COLORADO

10,736 SF AVAILABLE



Ownership Overview



LOCAL OWNERSHIP

50+

YEARS OF COMBINED EXPERIENCE

10M+

SQUARE FEET OWNED, DEVELOPED, MANAGED AND SOLD



Common Amenities



Nearby RTD Stops



Ample Parking



Trail Access



Bike Racks



Walkable Amenities



Patios with Tables & Umbrellas



Electric Vehicle Charging Stations
(available upon request)

Building Overview



6899 WINCHESTER CIRCLE

38,554 building SF

1st floor: 10,736 SF (divisible to 5,000 SF)

Office/flex building

Two story

14' clear height

Built in 2001

277/480-volt, 3-phase, 4-wire, 1,200 amps - full building

Dock high loading

2025 est. OpEx is \$7.90/SF

3.26:1,000 parking ratio

FEATURES:

- + Potential for lab space conversion.
- + Unobstructed western facing views.
- + Flexible floor plan available. Ready for user to design their own build-out.
- + Wet standard sprinkler system.

Contact broker for lease rates



Allowable uses include Schools / Commercial Kitchens / Shop Space / Theater / R&D / Vet / Animal Care Facility / OUTDOOR STORAGE / Landscape yard

Floor Plan

6899 Winchester | First Floor



- + Off the diagonal highway, easy access from surrounding cities
 - a major commuter route for Longmont & Boulder residents.
 - numerous amenities within a 5 minute drive, including, restaurants, bars and hotels.
- + Walkable amenities to nearby Gunbarrel Shopping Center with local and chain food options, services, grocers, and bike/walk trails .
- + The property backs up to the Boulder County Open Space.
- + Abundant mountain views.
- + 2024 population is over 16,000 people with an average household income of \$175,618*.
- + Boulder address with immediate access to the skilled Longmont employee base.



6899
WINCHESTER CIR
BOULDER, CO

DELIZONE
USPS.COM

CHASE

AMPER/AND
COFFEE ROASTERS

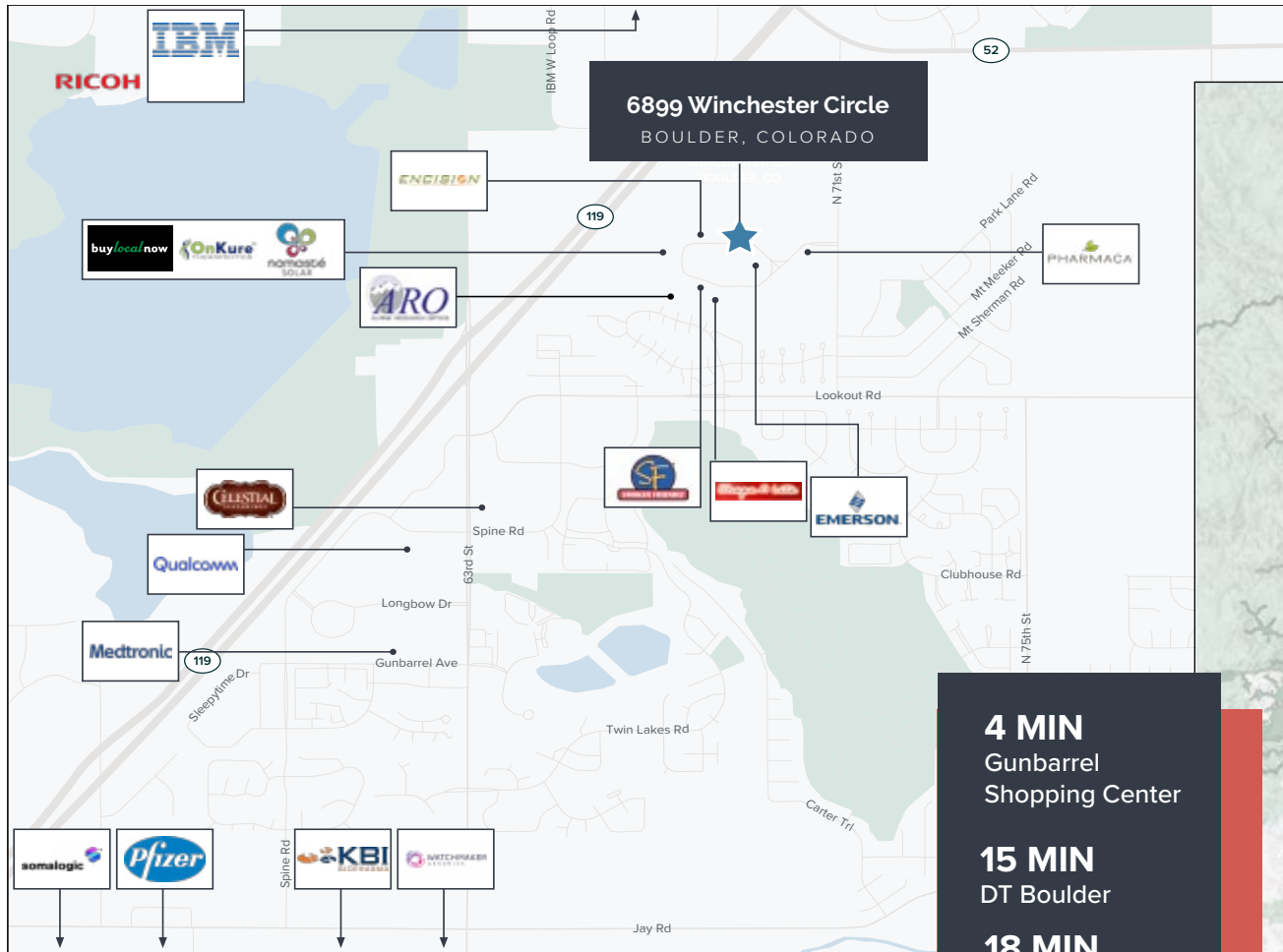
GUNBARREL
SHOPPING CENTER

Edward Jones THE BODY BAR

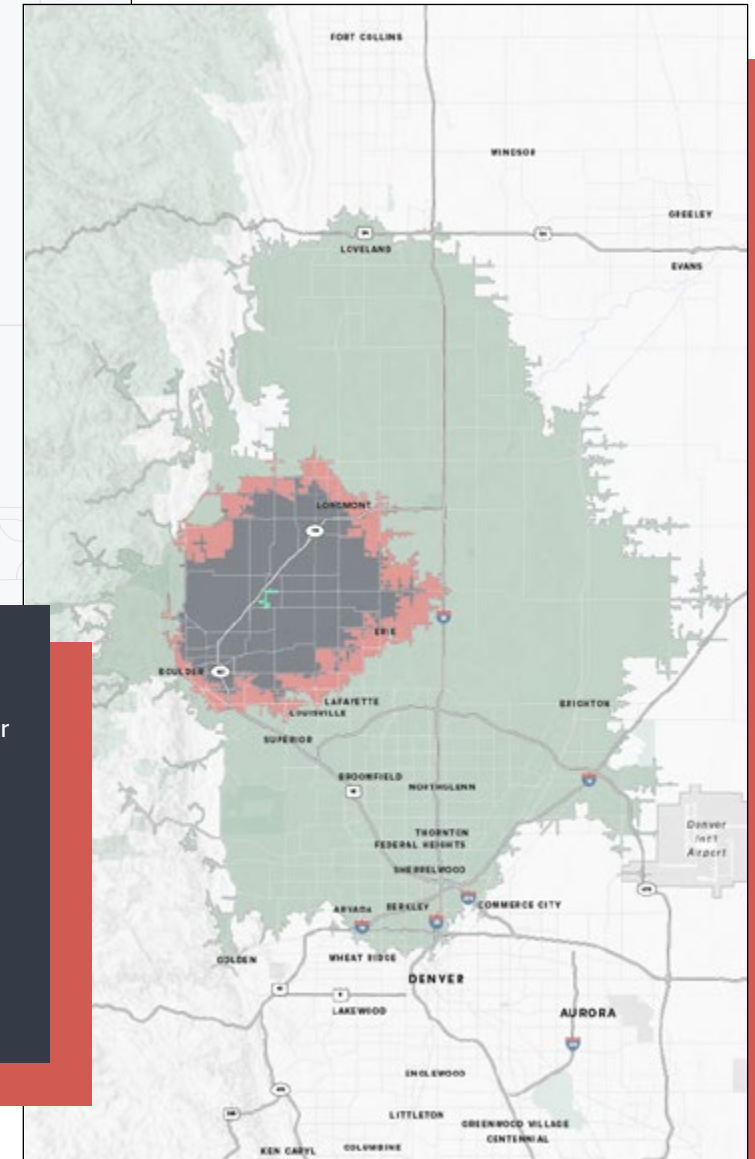
Gunbarrel Shopping Center
 KING Supermarket Shell Starbucks BURGER KING UPS
 Cutter's Edge SUBWAY PROTO'S
 Human Kind Coffee Edward Jones
 TIP TOP CLEANERS ANYTIME FITNESS SNARK'S Subs & More

AMENITY MAP

Nearby Tenants



Drive Time Heat Map



4 MIN
Gunbarrel
Shopping Center

15 MIN
DT Boulder

18 MIN
DT Longmont

40 MIN
DIA



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BOULDER, COLORADO

FOR MORE INFORMATION, CONTACT

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