

# FOR SALE OR FOR LEASE

INDUSTRIAL | FLEX BUILDING

6101 LOOKOUT ROAD  
BOULDER, CO 80301



PRICE IMPROVEMENT

**Colorado  
Group**

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## PROPERTY OVERVIEW

This property offers a versatile 55,157 SF building, strategically divided into 25% office space and 75% warehouse, catering to a wide range of commercial and industrial needs. The warehouse area includes a 1,250 SF mezzanine, providing additional storage or office space. The building features a climate-controlled warehouse with both grade-level and dock-high doors, ensuring seamless access for a variety of operations. Fully sprinklered and handicap accessible, the facility is designed to meet safety and accessibility standards while offering efficient use of space.

Located in Boulder, Colorado, this property benefits from its proximity to the Diagonal Highway, offering convenient access for transportation and logistics. The warehouse is equipped with ample power, supporting a range of industrial activities. In addition, the site includes abundant parking, making it an ideal location for businesses requiring easy access, flexibility, and security. With its combination of office and warehouse space, as well as modern amenities, this property is well-suited for a variety of business uses in a prime location.



<b>SALE PRICE</b>	<b>\$10,480,000 (\$190/SF)</b>
<b>PROPERTY ADDRESS</b>	6101 Lookout Road Boulder, CO 80301
<b>BUILDING SQUARE FOOTAGE</b>	55,157 SF
<b>SITE SIZE</b>	3.72 Acres
<b>PROPERTY TAXES (2024)</b>	\$202,260.80
<b>POWER</b>	1000 amps / 480 volts
<b>EMERGENCY POWER</b>	Kohler natural gas 60KW roof mounted
<b>2 DOCK-HIGH DOORS</b> (North Facing)	Size: 11'10" x 13'11"
<b>1 DOCK-HIGH DOOR</b> (South Facing)	Size: 9'10" x 13'11"
<b>1 GRADE-LEVEL DOOR</b>	Size: 20' x 25'
<b>CLEAR HEIGHT WAREHOUSE</b>	28', Bottom of deck height is 32'
<b>OFFICE/WAREHOUSE RATIO</b>	25% Office - 75% Warehouse
<b>PROPERTY ZONING</b>	IG
<b>PARKING</b>	3:1000 (154 Total Spaces)

<b>TOTAL LEASABLE</b>	<b>20,477 - 55,157 RSF</b>
<b>SUITE 100</b>	<b>33,150 RSF</b> <ul style="list-style-type: none"> <li>■ 2nd Floor Office: 13,150 RSF</li> <li>■ Light Lab: 12,250 RSF</li> <li>■ Warehouse: 8,100 RSF</li> </ul> 24' Clear Height
<b>SUITE 200</b>	<b>20,477 RSF</b> <ul style="list-style-type: none"> <li>■ Warehouse: 20,477 RSF</li> </ul> 24' - 30' Clear Height
<b>LEASE RATE</b>	Contact Broker for pricing
<b>EXPENSES</b>	\$6.28/RSF

**FF&E LIST**

- Any partition furniture
- All warehouse racking
- Standing forklift

**CAPITAL IMPROVEMENTS**

YEAR	PROJECT	COST
<b>2021</b>	Roof Replacement	\$300k
<b>2012</b>	Warehouse Racking/Interior Finish	\$800k
<b>2023</b>	LED Lighting Compliance	\$100k

# MECHANICAL OVERVIEW

## Elevators

A single elevator with a 2,000-pound capacity is located near the building's south entrance. It provides service to both the first and second floors. The control panel is equipped with illuminated push-button floor indicators, an alarm button, and an emergency stop button, ensuring accessible, efficient, and secure vertical transportation for building occupants and visitors.

## Fire/Life Safety

There are a total of 23 fire extinguishers located throughout the entire building. All fire safety equipment, including extinguishers and alarms, was thoroughly inspected and professionally serviced in September 2024 to ensure full compliance and operational readiness.

## Emergency Power

The facility is equipped with an emergency backup power source provided by a gas-powered KOHLER generator, model 60RCLB, rated at 60 kW. The generator is installed on the rooftop, ensuring reliable and continuous power supply during outages to support critical building operations.

## Heating and Cooling

The entire building, including the warehouse, is heated and cooled by a centralized heating and air conditioning system featuring gas-fired heating units and a forced air delivery method. A total of 20 rooftop HVAC units support the system, ensuring consistent climate control throughout the facility. This setup provides reliable, energy-efficient, and evenly distributed temperature management year-round for all operational areas. All rooftop units are serviced 2x per year. Service includes air filter changes, belt tensioning and 2x per year coil cleaning. 4 units have been replaced since 2011.

## Electrical

The building's electrical service is rated at 1,000 amps and 480 volts at the main distribution panel. Breaker panels dedicated to lighting and power controls are strategically located within the warehouse area. The property is configured with a single electrical service and is individually metered for accurate monitoring. This robust electrical infrastructure supports high-demand operations, ensuring reliable, efficient, and safe power distribution throughout the facility.

## Utilities

Utilities for the property are provided by municipal and commercial sources. Water and sewer services are supplied by the City of Boulder, ensuring reliable infrastructure access. Electricity is provided by Xcel Energy, delivering efficient power for operations.



# INTERIOR FINISHES

## WALLS

The office areas feature interior finishes including suspended tile ceilings, painted drywall walls, recessed fluorescent lighting, and a mix of tile, carpet, and concrete flooring for a modern and functional design.

## DOCK DOORS

The facility includes two northeast-facing dock doors, each measuring 11' 10" wide by 13' 11" high. Additionally, there is one southeast-facing dock door, measuring 9' 10" wide by 13' 11" high. A large grade-level door is also available, measuring 20' wide by 25' tall for easy access.

## RESTROOMS

The first floor features five restroom facilities, including one unisex restroom and four separate men's/women's restrooms, each equipped with multiple stalls and showers for convenience. The second floor has two men's/women's restrooms, each with multiple stalls.

## SECURITY

A key card security system is installed throughout the building. The hardware will remain in place, but the control system will be removed and will need to be replaced with a new, upgraded system for continued functionality and security.



# INVESTMENT HIGHLIGHTS



## LOCATED AMONG INDUSTRY LEADERS

Centrally located in one of Boulder's top business corridors, 6101 Lookout Rd sits among industry leaders like Medtronic, Spectra Logic, and Qualcomm. This established tech hub supports innovation in engineering, life sciences, and advanced manufacturing. Just off CO-119, the site offers quick access: 15 minutes to Downtown Boulder, 5 minutes to Monarch Business Park, and 20 minutes to both Longmont and the Colorado Tech Center. It's an ideal location for companies seeking talent and convenience for employees and clients.



## LOW COMPETITION FUELS LEASING POTENTIAL

Only two other buildings between 40,000 and 100,000 square feet are currently listed for sale or lease in this area of Boulder—underscoring the scarcity of industrial/flex space at this size. Limited supply and strong tenant demand create a competitive market favoring owners and landlords. Boulder's industrial sector remains stable, with average occupancy near 97% over the past decade, proving its strength across economic cycles. With its size, location, and timing, 6101 Lookout Rd offers a rare chance to meet demand in one of Colorado's tightest submarkets.



## SUSTAINED MARKET INTEREST

Boulder is one of Colorado's most sought-after industrial markets, with just 5.8 million square feet and strict limits on new development. Zoning regulations, geography, and community efforts to protect open space restrict supply, keeping demand consistently high. Value can be added through re-tenanting, upgrades, or subdividing for smaller, higher-paying users priced out of newer space. In a market where well-located assets rarely trade, 6101 Lookout Rd offers strong investment stability and growth potential.



## FLEXIBLE SPACE FOR MULTIPLE TENANTS

With roughly 25% office and 75% warehouse, the building suits both office and warehouse users well. This flexible mix enables pairing of tenants—like distribution with design—boosting efficiency, synergy, and functional space use.

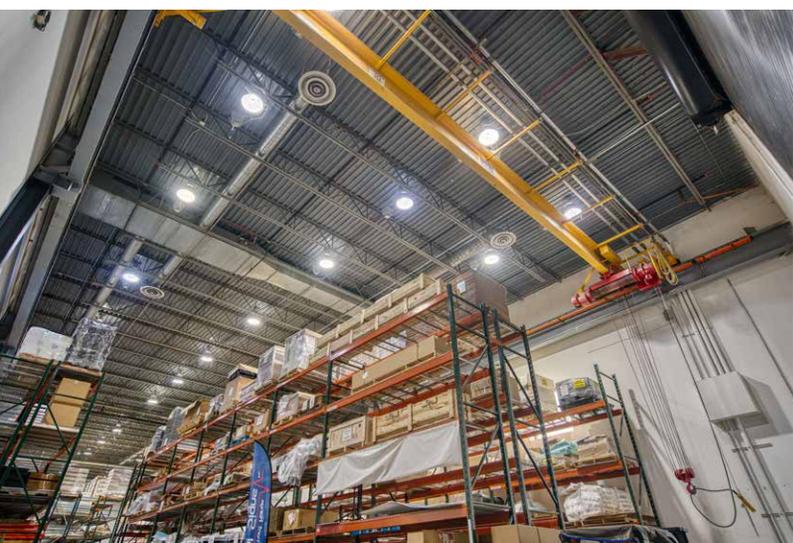
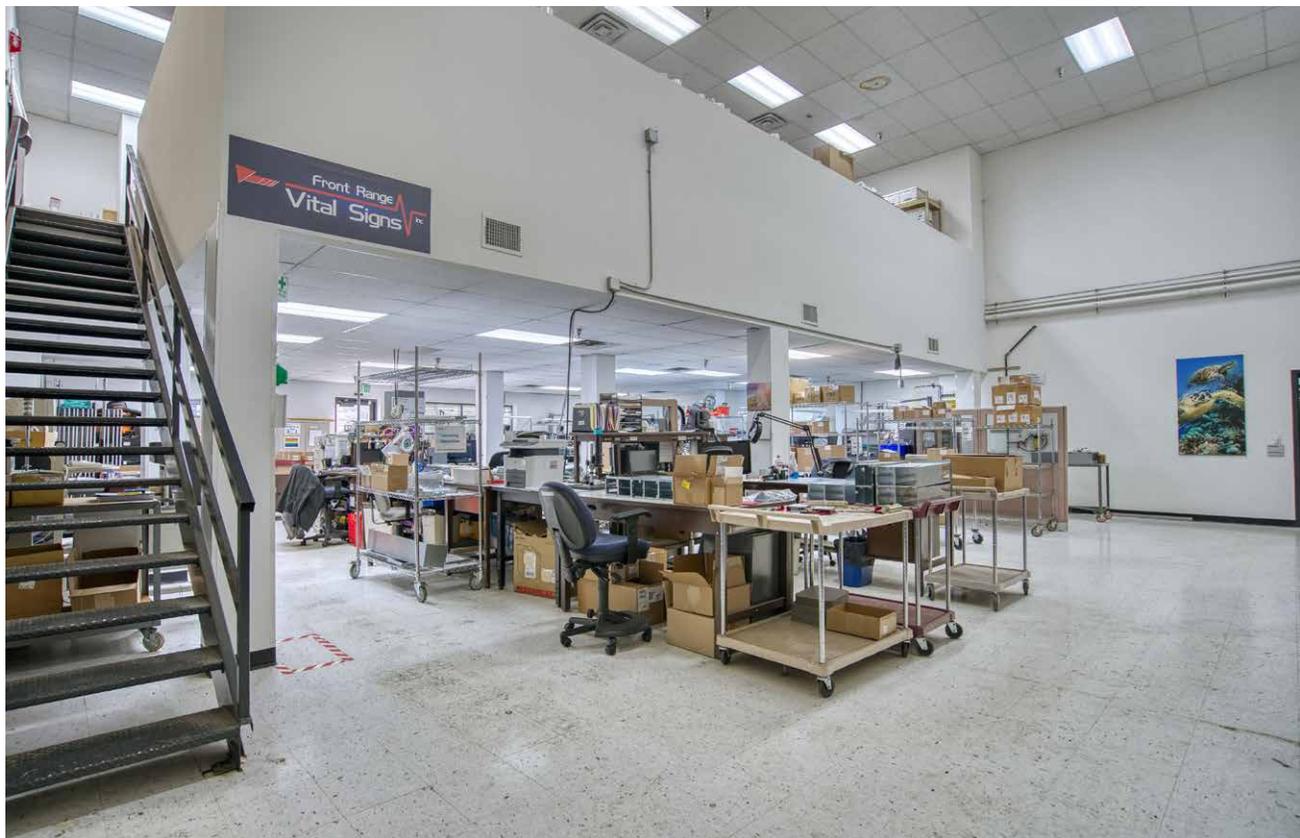
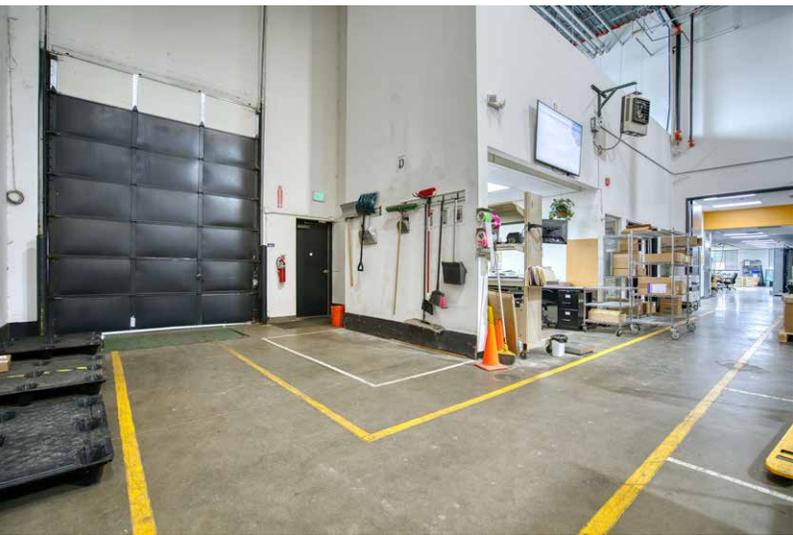
At 55,000+ square feet, it's well-sized for small-bay industrial suites, a rare but growingly in-demand product in Boulder. Smaller tenants often can't find suitable space in larger or older buildings.

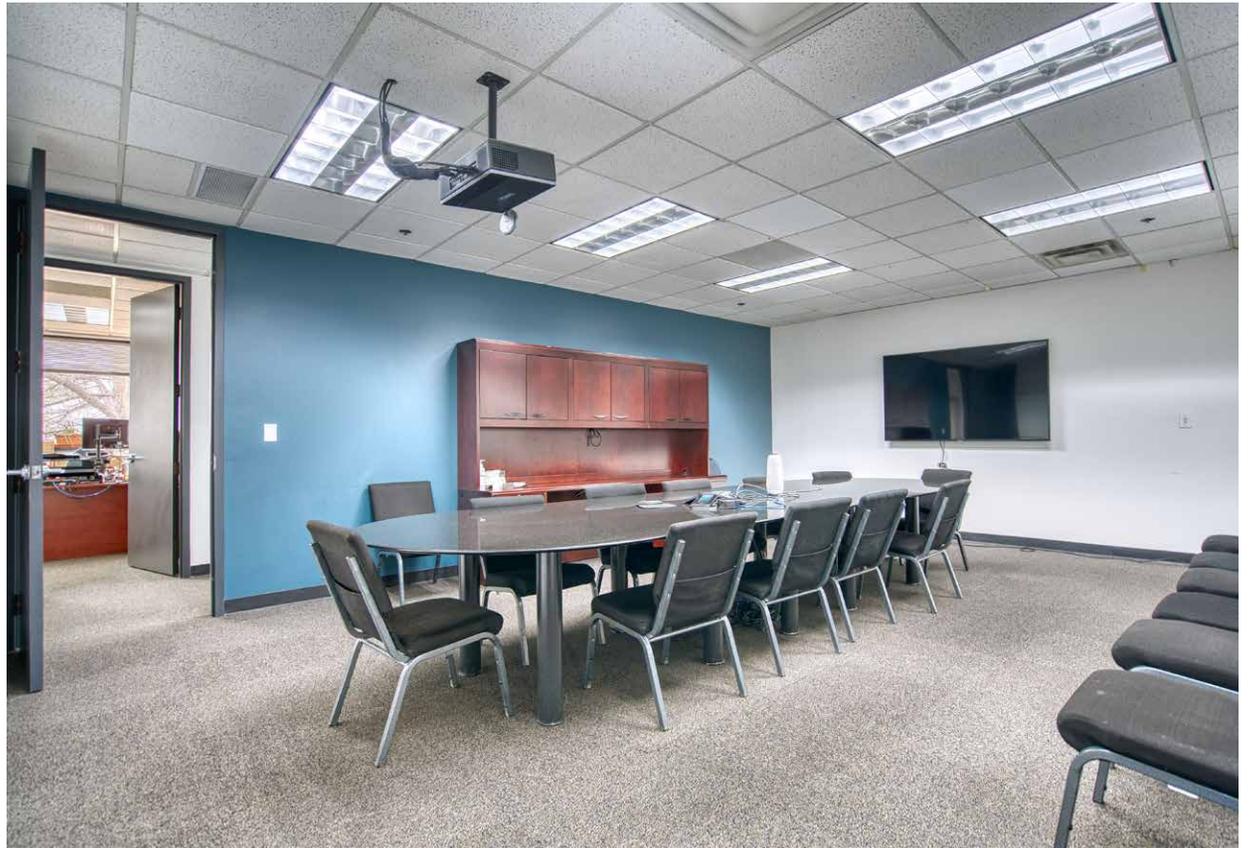




# HIGHLIGHTS

- 3 Dock High/1 Drive-in Door
- Fully sprinklered
- Climate controlled warehouse
- Handicap accessible
- 30' Clear Height of Warehouse
- Easy access to Diagonal Highway
- Near bus transportation
- Near restaurants/amenities
- Near parks/bike paths





SITE PLAN



# FLOOR PLANS

6101 LOOKOUT ROAD, BOULDER, CO 80301



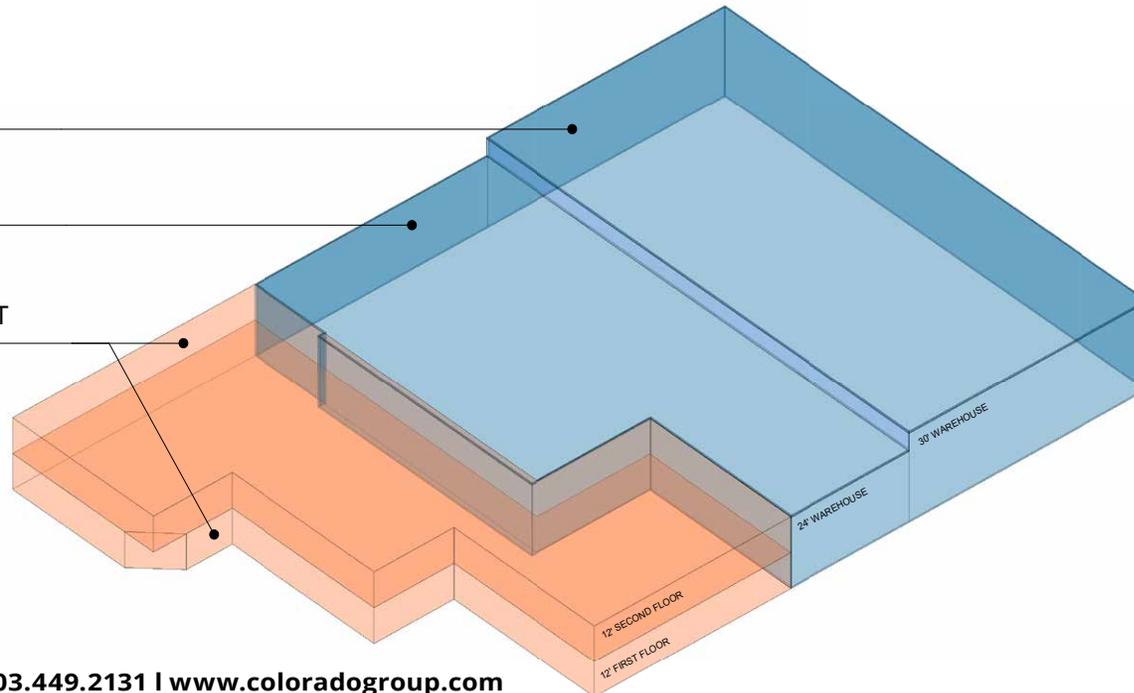
# BUILDING CLEAR HEIGHT



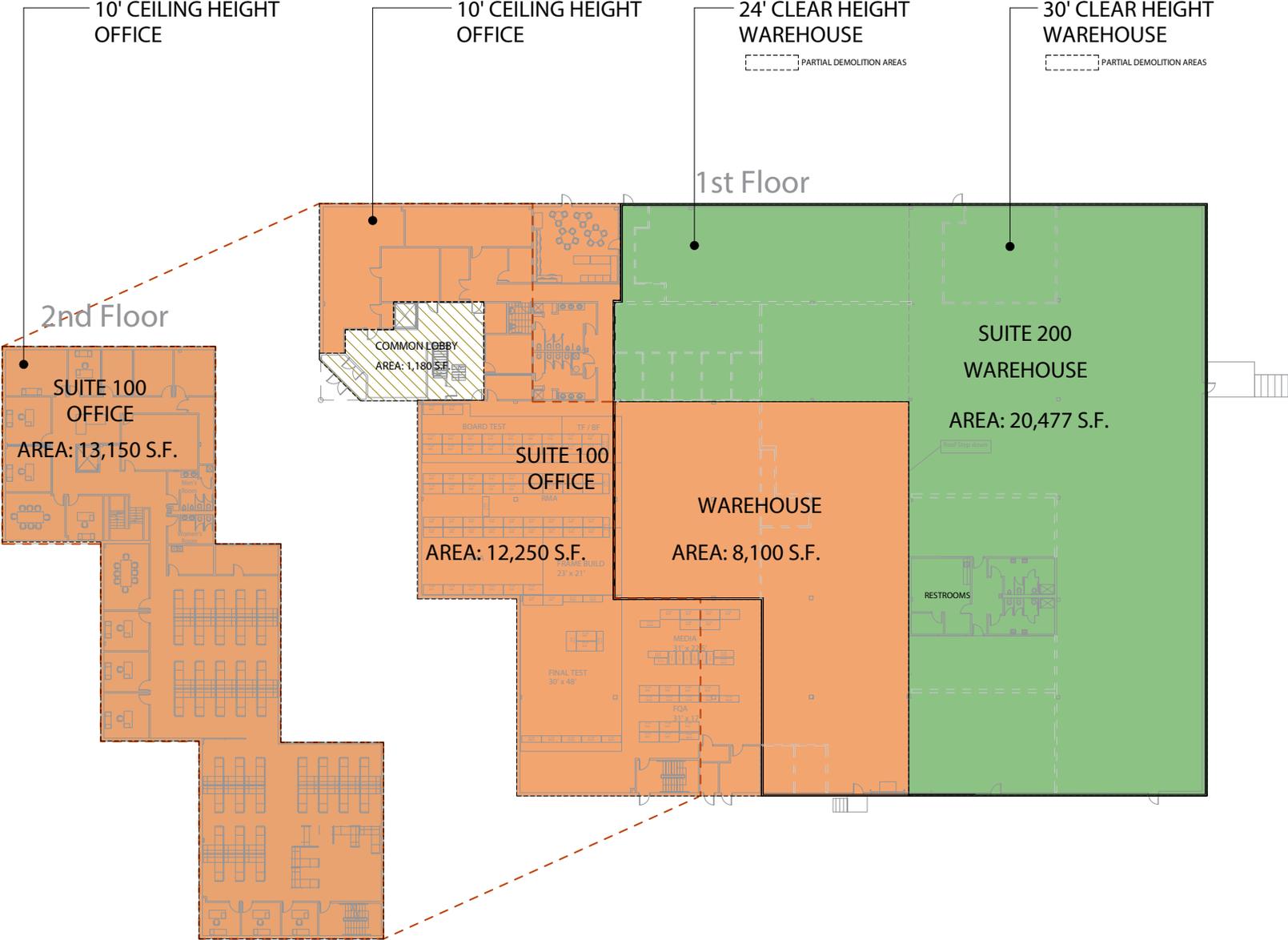
30' CLEAR HEIGHT WAREHOUSE

24' CLEAR HEIGHT WAREHOUSE

10' CEILING HEIGHT OFFICE



# POTENTIAL DEMISING OPTIONS



# DEMOGRAPHICS/AREA SUMMARY



## POPULATION

2 MILE RADIUS  
**10,872**

5 MILE RADIUS  
**82,124**

10 MILE RADIUS  
**295,122**



## EMPLOYEES

2 MILE RADIUS  
**7,000**

5 MILE RADIUS  
**20,000**

10 MILE RADIUS  
**50,000**



## AVERAGE HOUSEHOLD INCOME

2 MILE RADIUS  
**\$135,557**

5 MILE RADIUS  
**\$120,725**

10 MILE RADIUS  
**\$126,428**

**Gunbarrel, Colorado**, is a small, unincorporated community located in Boulder County, just northeast of the city of Boulder. Known for its scenic beauty and proximity to the Rocky Mountains, Gunbarrel offers a mix of suburban living with easy access to outdoor recreation. The area features a blend of residential neighborhoods, light industrial spaces, and open lands, making it an attractive spot for both families and businesses. Gunbarrel is home to a growing industrial area, which includes a variety of businesses, from tech companies to manufacturing and distribution centers, contributing to the local economy. Today, Gunbarrel is a peaceful and growing community with a relaxed, rural atmosphere. It also benefits from excellent schools, nearby parks, and a close-knit community feel.

# LOCAL COMPANIES

Surrounding Companies in Gunbarrel, Colorado play a vital role in fostering local economic growth, innovation, and community collaboration within the vibrant Boulder tech and business ecosystem.



Meddux  
Development Corporation

SPECTRA



CELESTIAL  
SEASONINGS



BLUE  
WATER  
DESIGNS  
&  
SUPPLY CO.

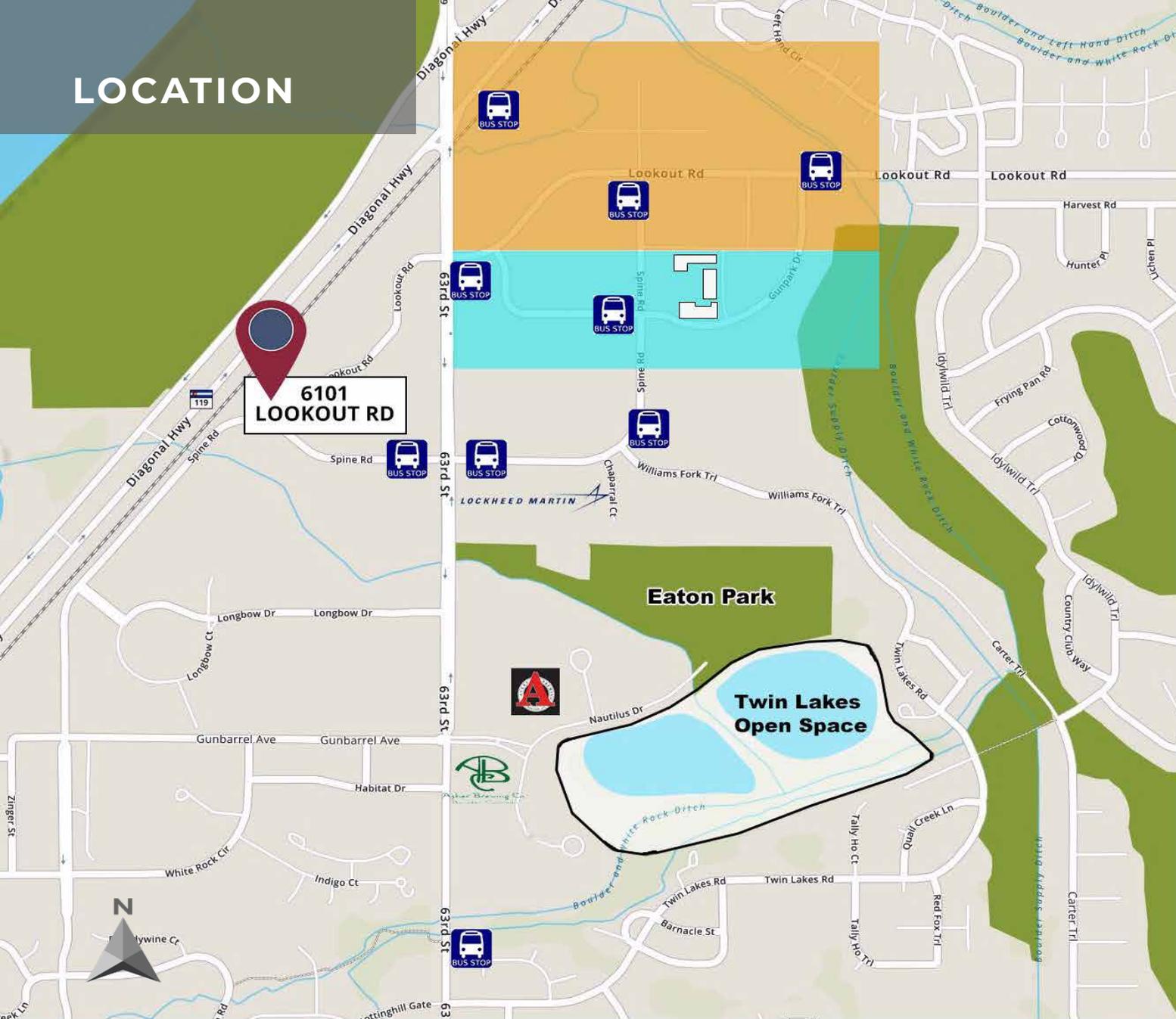


· HYSIDE ·

Medtronic  
Further. Together



# LOCATION



Denver International Airport  
**50**  
minutes



Downtown Boulder  
**5**  
minutes



Hiking/Biking Trails  
**5**  
minutes



Downtown Denver  
**45**  
minutes

**Boulder, Colorado**, is a city where vibrant living meets stunning natural beauty. Nestled at the base of the Flatirons, it enjoys over 300 days of sunshine annually, making it perfect for outdoor enthusiasts. Residents can hike scenic trails, bike through town, and relax in abundant parks. The city boasts diverse neighborhoods, blending historic charm, eco-conscious design, and modern living, all with a strong focus on sustainability and community.

Boulder thrives as a hub for innovation, thanks to its booming tech scene, startups, and the influence of the University of Colorado Boulder. This dynamic environment supports professionals and fosters creative growth, with a community that values forward-thinking and quality. What truly sets Boulder apart is its balance of professional energy and outdoor accessibility. From hiking the Flatirons to cycling challenging paths, its seamless mix of urban innovation and natural escape makes it a remarkable place to live and work.



**Stunning Views**



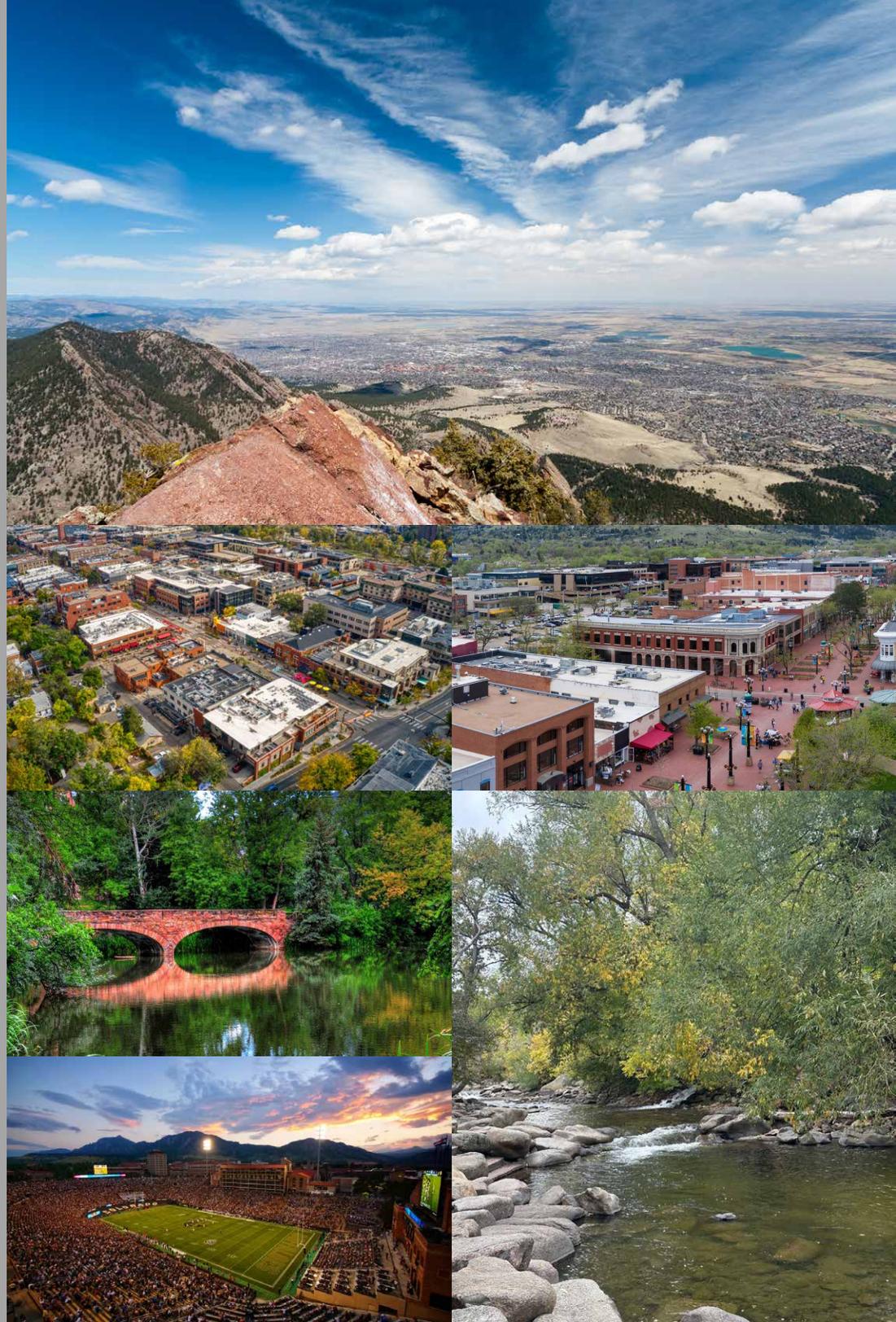
**Active Lifestyle**



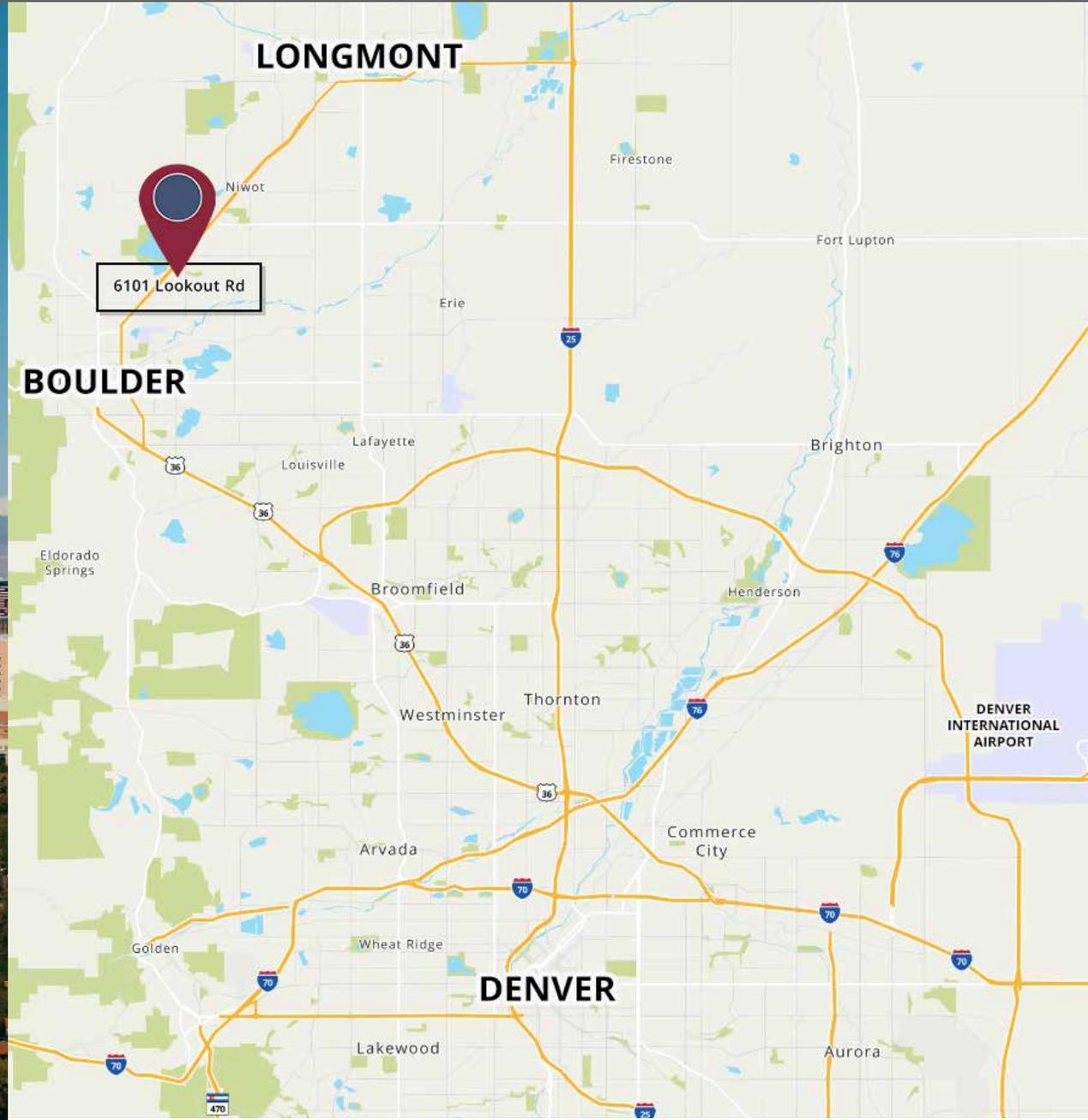
**Named Happiest City by National Geographic**



**300+ Days of Sunshine**



**The Denver Metro Area**, often referred to as the “Mile-High City,” is a vibrant region located in central Colorado. Known for its stunning views of the Rocky Mountains, Denver offers a mix of urban excitement and outdoor adventure. The city itself is a hub for culture, boasting a thriving arts scene, diverse neighborhoods, and a variety of dining and entertainment options. The metro area includes surrounding cities like Aurora, Lakewood, and Boulder, each contributing its own unique vibe and charm.



# COMPARABLE SALES

## SOLD



4600 Nautilus Court Gunbarrel	
SF	25,586 SF
SALE PRICE	\$5,590,000
\$/SF	\$219.00
TIMING	Q3 2024



4820-4830 Nautilus Court Gunbarrel	
SF	25,654 SF
SALE PRICE	\$5,400,000
\$/SF	\$211.00
TIMING	Q2 2022



2840 Wilderness Place Boulder	
SF	22,585 SF
SALE PRICE	\$5,500,000
\$/SF	\$244.00
TIMING	Q4 2024



1850 Dogwood Street Louisville	
SF	58,901 SF
SALE PRICE	\$12,750,000
\$/SF	\$216.00
TIMING	Q4 2024



1452 S 96th Street Louisville	
SF	98,620 SF
SALE PRICE	\$23,730,000
\$/SF	\$240.00
TIMING	Q4 2024

## ON THE MARKET



6315 Monarch Park Place Niwot	
SF	17,087 SF
SALE PRICE	\$3,759,140
\$/SF	\$220.00



6880 Winchester Circle Gunbarrel	
SF	27,9637 SF
SALE PRICE	\$7,500,000
\$/SF	\$268.00



6268 Monarch Park Place Niwot	
SF	37,264 SF
SALE PRICE	\$7,100,000
\$/SF	\$191.00



1460 Overlook Drive Lafayette	
SF	56,185 SF
SALE PRICE	\$12,500,000
\$/SF	\$223.00

## CONFIDENTIALITY & DISCLAIMER NOTICE

The information in the following offering memorandum is proprietary and strictly confidential. By acknowledgment of receipt of this Offering Memorandum, the receiver of the information agrees that the informational materials are confidential, that they will be held in the strictest of confidence, and that these materials will not, directly or indirectly, be shared with any other parties without the prior written authorization of The Colorado Group, Inc. It is intended to be reviewed only by the individual receiving it from The Colorado Group, Inc.

The informational materials, which contain a summary of brief selected information pertaining to the business and affairs of the property are provided to establish a preliminary level of interest in the subject property for interested parties to verify. The information contained herein is not a substitute for a thorough due diligence investigation. The Colorado Group, Inc. has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected development or financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable. However, while we have no reason to doubt the accuracy of the information, it is important for you to understand that we have not verified the accuracy or completeness of the information and, therefore, do not make any guarantees, warranties or representations regarding the accuracy and completeness of the information provided. It is your responsibility to verify and confirm the accuracy and completeness of the information contained herein.





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