

CONFIDENTIAL

# OFFERING MEMORANDUM

INDUSTRIAL WAREHOUSE + OFFICE

**6268** MONARCH  
PARK PLACE

NIWOT, CO 80503

**FOR SALE AND FOR LEASE**

 **PINNACLE**  
REAL ESTATE ADVISORS

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Schneider Grimes  
INVESTMENT SERVICE GROUP



## INTRODUCTION

Pinnacle Real Estate Advisors is pleased to announce we have been retained as the exclusive marketing advisor for 6268 Monarch Park Place, Niwot, Colorado.

The subject property, located at 6268 Monarch Park Place, Niwot, Colorado, is a 37,264 square foot industrial/flex building constructed in 1992 on a 3.26-acre site. This well-maintained facility offers versatile space suitable for industrial, manufacturing, or office uses, benefiting from its strategic location in a growing commercial hub. Niwot's proximity to Boulder and Longmont, along with excellent access to major transportation corridors such as Highway 119 and Interstate 25, enhances its appeal for businesses seeking connectivity and visibility. The property features modern infrastructure, ample parking, and flexible zoning, making it an attractive option for investors, owner-occupants, or tenants. Its established presence in a stable market, combined with Niwot's business-friendly environment, positions this property as a strong opportunity for long-term value appreciation and operational efficiency.

## INVESTMENT TEAM



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**6268** MONARCH  
PARK PLACE  
NIWOT, CO 80503

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## INVESTMENT HIGHLIGHTS



**HYBRID OWNER USER WITH  
INCOME IN PLACE/INVESTMENT  
OPPORTUNITY**



**BUILDING IS EQUIPPED WITH  
4,000 AMPS, 208V,  
3-PHASE POWER**



**EASILY ACCESSIBLE,  
LOCATED BETWEEN HWY 52  
AND CO-119**



**70/30  
WAREHOUSE  
TO OFFICE RATIO**



**4 DOCK DOORS,  
3 LEVELERS &  
2 DRIVE-INS**



**NEWER ROOF  
IN PLACE – LATEST  
REPLACEMENT IN 2019**



**FULLY  
SPRINKLERED  
BUILDING**

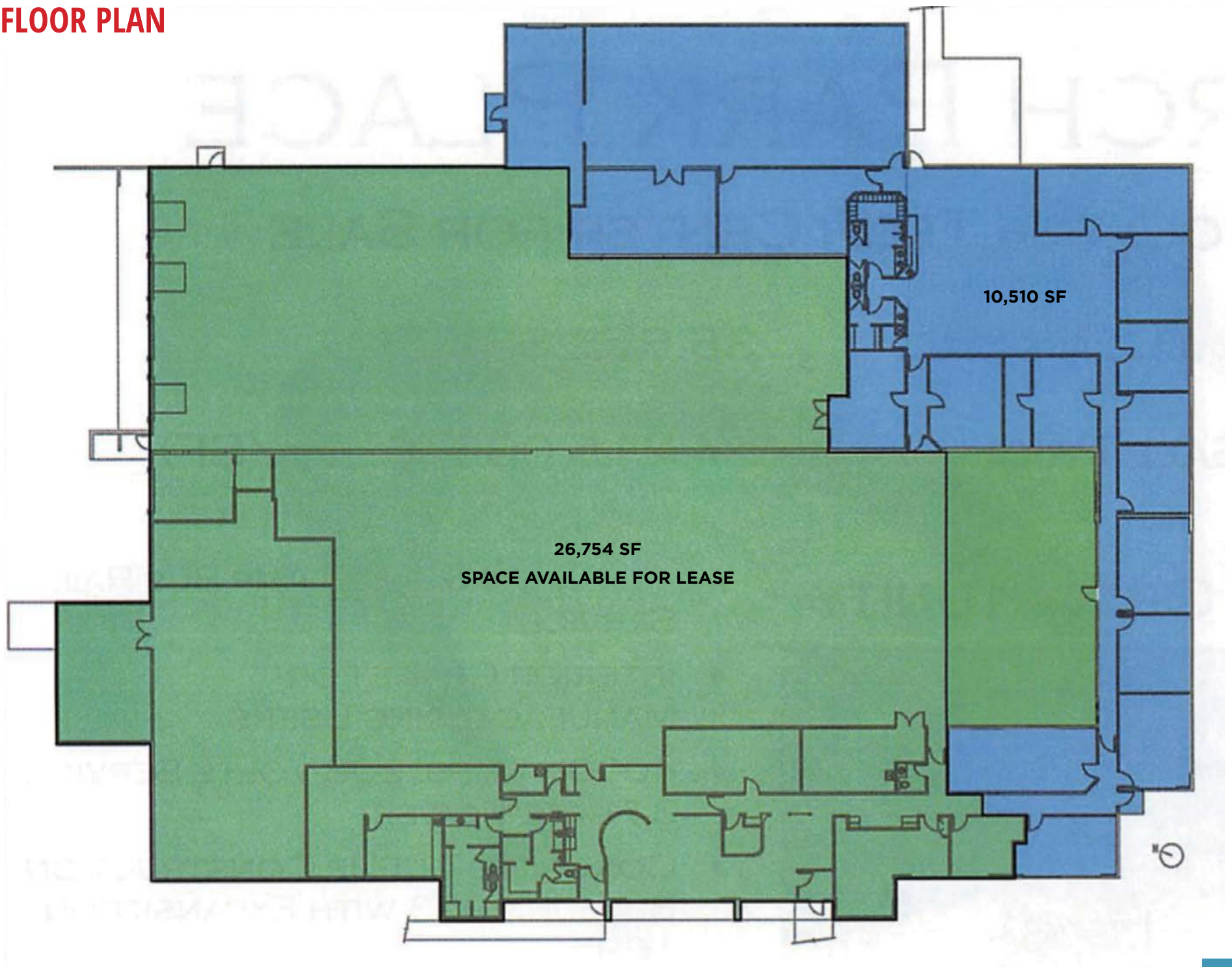


## PROPERTY HIGHLIGHTS

<b>PROPERTY PRICE:</b>	\$6,925,000
<b>BUILDING TYPE:</b>	Industrial/Flex
<b>BUILDING SIZE:</b>	37,264 SF
<b>LOT SIZE:</b>	3.26 Acres
<b>PARKING:</b>	80+
<b>ZONING:</b>	ED - Boulder County
<b>CONSTRUCTION TYPE:</b>	Reinforced Concrete
<b>YOC:</b>	1992
<b>PROPERTY TAXES:</b>	2024 - \$149,234.70



## FLOOR PLAN





A y r e

Ayre Acoustics, Inc., founded in 1993 and based in Boulder, Colorado, is a world leader in designing and building award-winning audio and video equipment. With a mission to deliver systems that provide a lifetime of excitement and discovery, Ayre combines cutting-edge innovation with meticulous craftsmanship to create components that offer stunning realism, exceptional clarity, and a natural, immersive experience. Each product is hand-assembled by dedicated technicians using state-of-the-art materials and environmentally responsible practices, ensuring the highest standards of quality and performance. Known for its exclusive fully-balanced, zero-feedback circuitry and unique design approach, Ayre continues to set new benchmarks in sound and vision, inviting listeners to lose themselves in music and cinema like never before.

**Website:** <https://ayre.com>

**Headquartered:** Boulder, Colorado

**Founded:** 1993



Claremont is a family-owned food manufacturing company founded in Colorado by Alex (CEO), his wife Allison (Controller), and Alex's brothers Adam (COO) and Greg (Board Member). Built on a foundation of quality, excellence, and a passion for healthy living, Claremont is dedicated to producing products that reflect these values while positively impacting the world. The company fosters a culture of compassion and human connection, both in the way it operates and in the products it creates. With a strong commitment to its people and community, Claremont provides competitive pay and health benefits for its team members, prioritizes environmentally responsible practices, and actively gives back to those it serves. Above all, Claremont is focused on delivering the highest quality food production services while building lasting relationships and making a meaningful difference in society.

**This space is available immediately for lease.**

**Website:** <https://www.claremontfoods.com>

**Headquartered:** Boulder, Colorado

**Lease Rate:** \$11.75/SF (NNN + 5 Year Term)



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# LOCATION OVERVIEW





# LOCATION OVERVIEW



# DRIVE TIMES

	DESTINATION	MINUTES
1	BOULDER	15
2	NORTHWEST PARKWAY	20
3	DOWNTOWN DENVER	45
4	DENVER INTERNATIONAL AIRPORT	45
5	FORT COLLINS	55
6	GREELEY	55









## BOULDER COUNTY MARKET OVERVIEW

Boulder sits at the base of the Rockies roughly 30–35 minutes northwest of downtown Denver and 45 minutes from Denver International Airport. The city sits an hour from Rocky Mountain National Park and within a two- to four-hour drive of Colorado’s premier ski resorts. Navigating Boulder without a car is easy, a network of 300-plus miles of bike lanes and multi-use trails, paired with frequent RTD buses, keeps the city highly connected. Residents enjoy excellent public schools, reputable healthcare, and a varied housing mix—attributes that help Boulder routinely appear on national “healthiest cities” lists. Its economy thrives on innovation, powered by the University of Colorado, a cluster of roughly a dozen federal research labs, and 7,000+ companies spanning tech, aerospace, natural foods, and related sectors, all of which sustain a dynamic, startup-friendly environment.

## DEMOGRAPHIC AND ECONOMIC DATA

	Colorado	Boulder County	Boulder
Population	5,877,610	326,831	105,893
Median Household Income	\$81,608	\$96,079	\$89,302
% Bachelors or Higher	46.4%	65.4%	75.8%
Median Age	38	37	29

Source: Demographic & Economic Data for the Boulder Area



# 6268 MONARCH PARK PLACE

NIWOT, CO 80503



## INVESTMENT TEAM

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