



**CHRISMAN  
COMMERCIAL**

## OFFICE/R&D SPACE FOR LEASE Two Building Campus Opportunity

6135 & 6165 Gunbarrel Avenue, Boulder, CO 80301

**Our premium office/R&D space** is centrally located near restaurants, bus stops, bike paths, and easy access to HWY 119. Park like setting with volleyball court, bike lockers, picnic benches and plenty of on-site parking. Each building offers a 500kva 3 phase 277/480 volt transformer (3,200 amps at 120 volts)

### HIGHLIGHTS

Available Space:

**94,606 SF (47,303 SF each building)**

Divisible to: **23,233 SF**

Available: **February 1, 2026**

Lease Rate: **\$18/SF**

Expenses:

**\$14.26/SF** including utilities (6135)

**\$12.81/SF** including utilities (6165)

Zoning: **IM**

Parking: **1 per 320 SF**

1 Dock High Door per Building

Freight sized elevator

Cafeteria and Work out Facility in 6165

Showers



### CONTACT US



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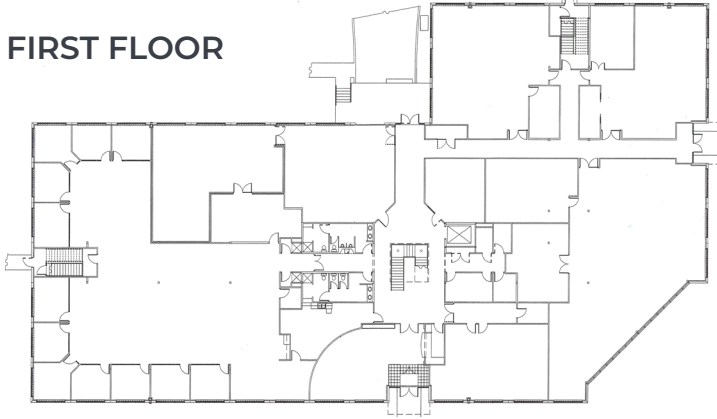
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### 6135 Gunbarrel

The first floor of **6135 Gunbarrel** has a large welcoming reception area with a mixture of perimeter offices, bullpen, conference room, copy center, wet and dry labs, shipping & receiving, and packaging. The second floor has additional reception/waiting area, perimeter offices with excellent mountain views, large conference room, kitchen and kitchenette.

FIRST FLOOR



SECOND FLOOR



(303) 449 7475



**ELEVATED**  
COMMERCIAL REAL ESTATE

PO Box 510, Niwot, CO 80544





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## OFFICE/R&D SPACE FOR LEASE Two Building Campus Opportunity

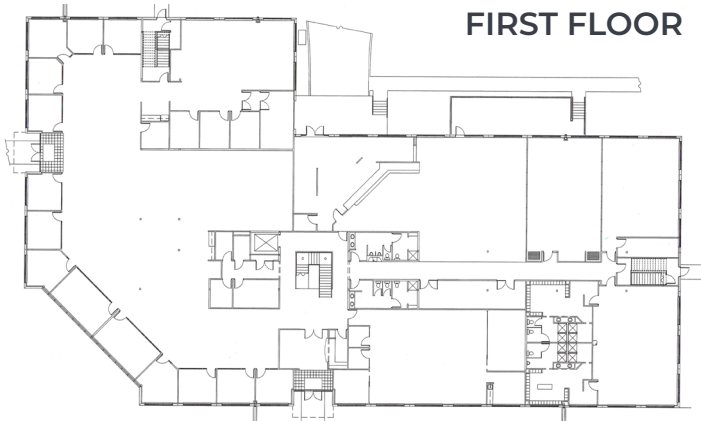
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### 6165 Gunbarrel

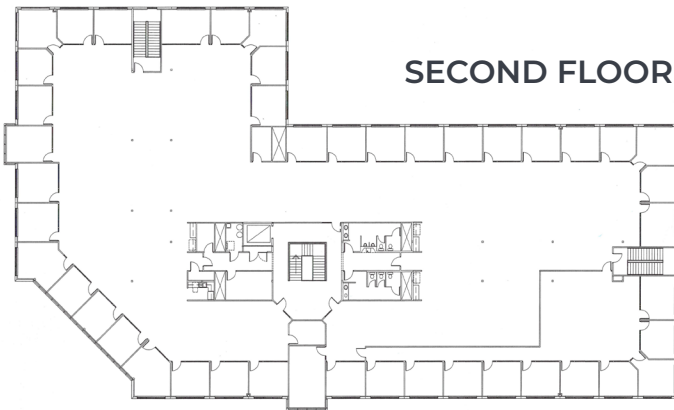
The first floor of **6165 Gunbarrel** has primarily perimeter offices with a few internal offices, bullpen, conference rooms, large commercial kitchen/cafeteria attached to a large meeting area that can be broken down into smaller meeting areas, and large work out facility with bathroom, showers and lockers. There is a nice outdoor patio area adjacent to the commercial kitchen. The second

floor has perimeter offices, bullpen, conference rooms, and kitchenette.

**FIRST FLOOR**



**SECOND FLOOR**





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**LOCATION**



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