



## 6350 Nautilus Drive

Suite A, Boulder, CO

### Newly Built Turnkey Lab + Office for Lease in Boulder/Gunbarrel

**Gregory Glass, MBA**  
greg@gibbonswhite.com  
(303) 586-5927

www.gibbonswhite.com

[Property Info & Gallery](#)

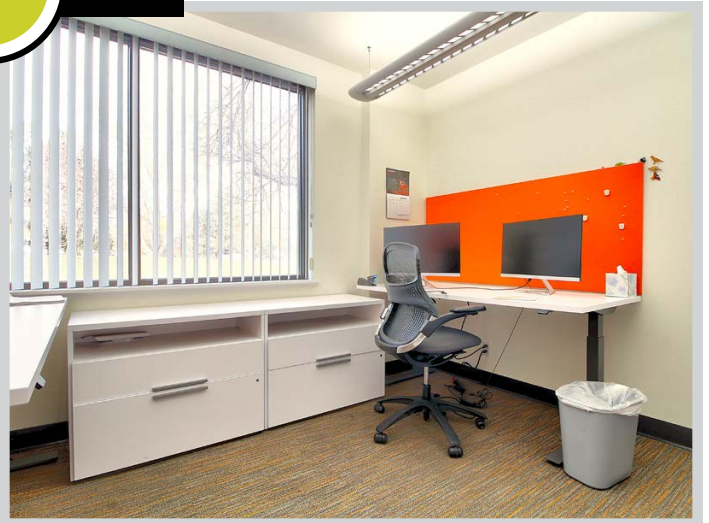
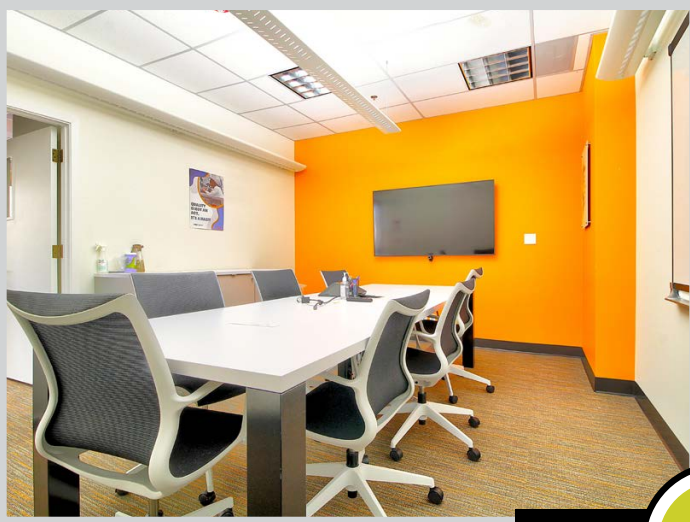
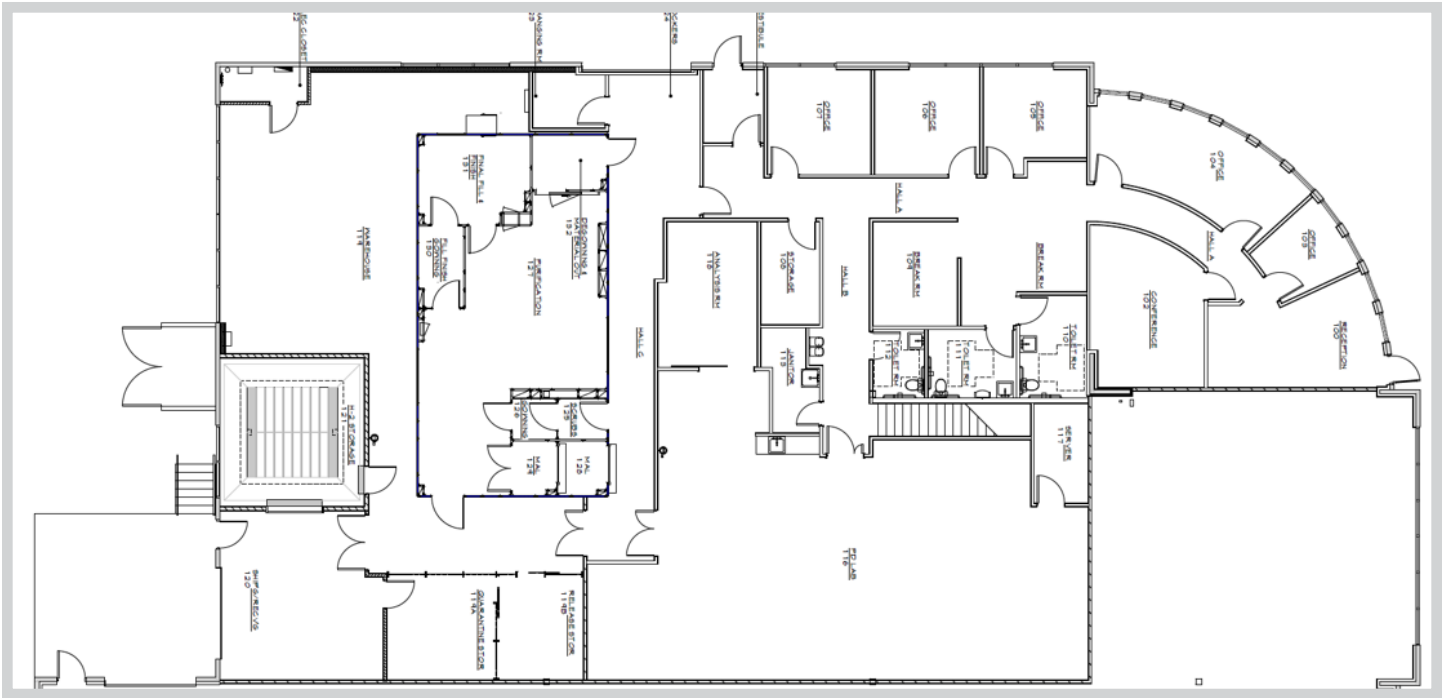
[View Map](#)

Available Space	7,669 sq. ft.
Lease Rate / sq. ft.	\$25.00 NNN
Expenses / sq. ft.	\$10.87*

*\*Not Including Utilities*

- Versatile Life Science Lab with New High Quality Finishes Throughout
- Process Development Lab (1,800 sq. ft.), Clean Room (800 sq. ft.), Warehouse (500 sq. ft.), Storage (784 sq. ft.), Office (2,400 sq. ft.) with Capacity for 15 Desks with Mix of Private & Shared Offices with Outstanding Light, New Kitchen & 3 Private Restrooms
- 1 Dock-High Loading Door & Approx. 1,500 sq. ft. of Warehouse/Storage including Hazardous Storage
- Power Profile: 400 Amps, 600V, 3-Phase
- All FF&E is Negotiable
- Sublease through March 31, 2027 or Longer Direct Term

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## Lab Features:

- Building UPS System and Outdoor Generator
- ISO 7 Cleanroom with Certified HEPA Air Filtration
- Contained Chemistry Lab
- Strobic Lab Exhaust
- 2 Walk-In Chemical Fume Hoods
- 2 Reach-In Chemical Fume Hoods
- 1 Bio Safety Cabinet
- 7 Point-of-Use Nederman Exhaust Arms
- 2 LEL Systems
- Mobile Lab Bench's with Umbilical to Ceiling Power
- Oxygen Monitoring System
- Single Tenant BAS System with Johnson Control
- Card Reader Security System with Zones
- Compartmentalized for Fire Separation
- Safety Showers
- Building Lightning Protection System
- Hazardous Waste Storage with Exterior Blowout Wall & Point of Use Emergency Exhaust Systems and Pit Overflow Containment





VIDEO



TOUR



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