OFFICE & FLEX SPACE FOR LEASE

6309 MONARCH PARK PLACE
NIWOT, COLORADO 80503

First- and second-floor office/flex space available in the Boulder Tech Center. Large open office spaces lined with private offices, kitchenettes, production rooms, and a loading dock. Common areas include a shared breakroom, locker rooms with showers, and a kitchen. Tenant has the option for signage on a newly constructed monument sign.

6309 Monarch Park Place is a recently renovated, free-standing, office/flex building with new interior finishes, exterior paint, and a parking lot overlay. The building is ideally located between Boulder and Longmont along the Diagonal Highway (Hwy 119) and is easily accessible to I-25 via Hwy 52. Companies located in Boulder Tech Center include Claremont Foods, PTA Plastics, Nite Ize, MKS, Boulder Valley Waldorf School, and Boulder Organic Foods. For reference, IBM's headquarters is directly across Hwy 119.

The business park is surrounded by ample amenities, including plenty of walking/hiking trails at Sawhill Ponds, White Rocks Trailhead, and Twin Lakes Open Space, and a short drive to southwest Longmont or Gunbarrel for retail, restaurants, breweries, and other amenities.

Call us for more information and to set up a tour.

DEAN CALLAN & COMPANY INC

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TERMS

	May be combined for a total of 16,575 SF	
Suite A-1:	5,704 SF	$10.00 / SF / NNN
Suite B-1:	5,817 SF (Loading Dock)	$10.00 / SF / NNN
Suite B-2:	5,054 SF (Loading Dock)	$10.00 / SF / NNN
Suite D-1:	3,528 SF	$10.00 / SF / NNN
Expenses:	$9.70/ SF (Est. 2025) Includes Utilities	
Available:	Now	

PROPERTY FEATURES

- Completely renovated office building with updated common areas and finishes.
- Showers & locker rooms
- 100% fire sprinklered
- ADA compliant, elevator

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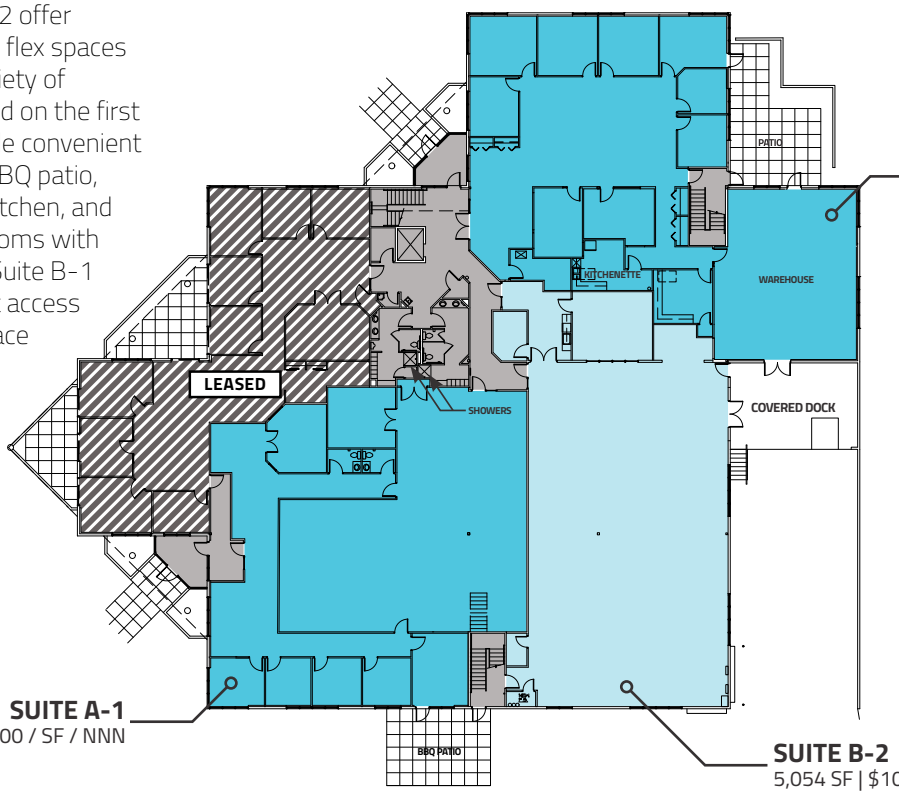
1ST FLOOR

Suites A-1,B-1, and B-2 offer versatile and functional flex spaces designed to meet a variety of business needs. Located on the first floor, both suites provide convenient access to an outdoor BBQ patio, a shared break room/kitchen, and common area locker rooms with showers. Additionally, Suite B-1 and B-2 features direct access from its warehouse space to a covered loading dock, enhancing operational efficiency.



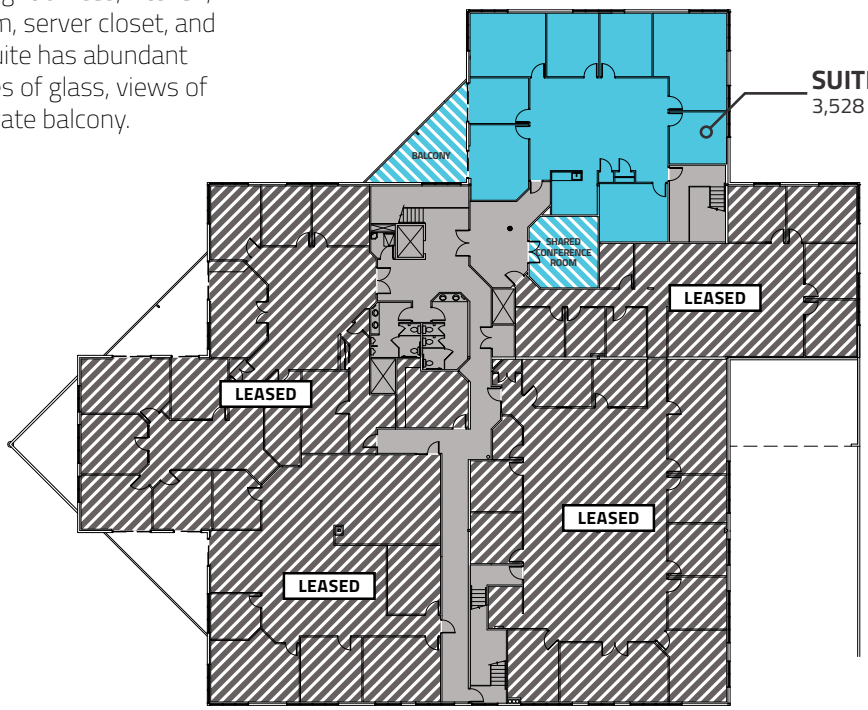
SUITE B-1
5,817 SF | $10.00 / SF / NNN

SUITE A-1
5,704 SF | $10.00 / SF / NNN

SUITE B-2
5,054 SF | $10.00 / SF / NNN

2ND FLOOR

Suite D-1 consists of eight offices, kitchen, shared conference room, server closet, and an open bullpen. The suite has abundant natural light with 3 sides of glass, views of the Flatirons, and a private balcony.



SUITE D-1
3,528 SF | $10.00 / SF / NNN

available | common area | leased | not included in rentable square-footage

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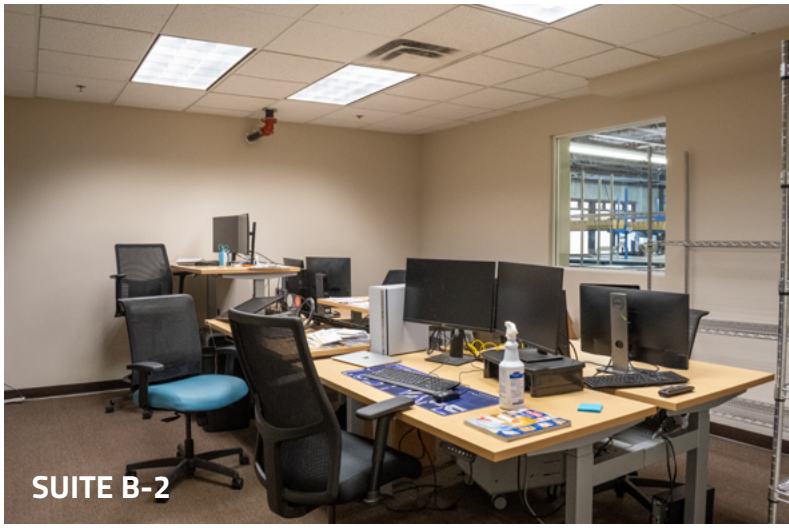
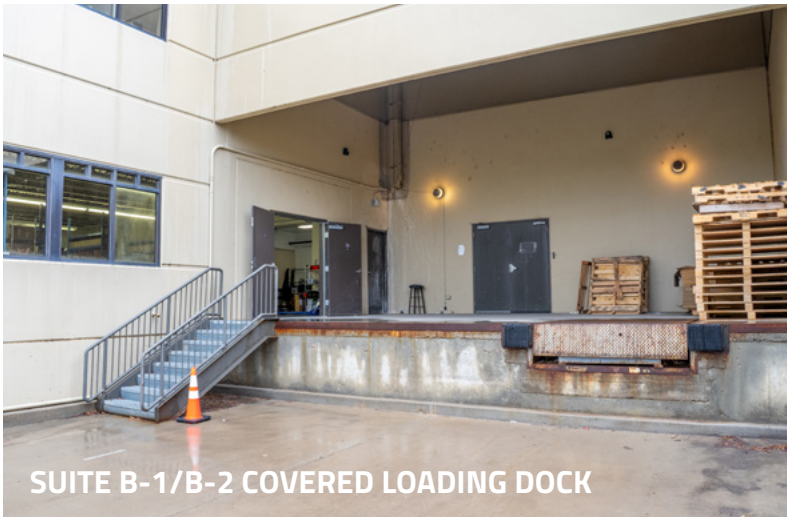
SUITE B-2


SUITE B-2

SUITE B-2


SUITE B-1/B-2 COVERED LOADING DOCK

SUITE B-2

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