

# 6655 LOOKOUT ROAD

**Huge Price  
Reduction!!!**

## OFFICE/SHOWROOM/INDUSTRIAL SPACE AVAILABLE

### CONTACT:

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(303) 442-1040

[WWW.GIBBONSWHITE.COM](http://WWW.GIBBONSWHITE.COM)

SPACE AVAILABLE:	150 SF – 14,190 SF
LEASE RATE:	\$6.50 NNN (\$6.80)
BUILDING SIZE:	37,000 SF
SALE PRICE:	\$1,775,000 (\$47.97/SF)
CURRENT NOI:	\$196,216
CAP RATE:	11%

NICE OUTDOOR PATIOS  
& BALCONIES WITH  
AMAZING WESTERN VIEWS!



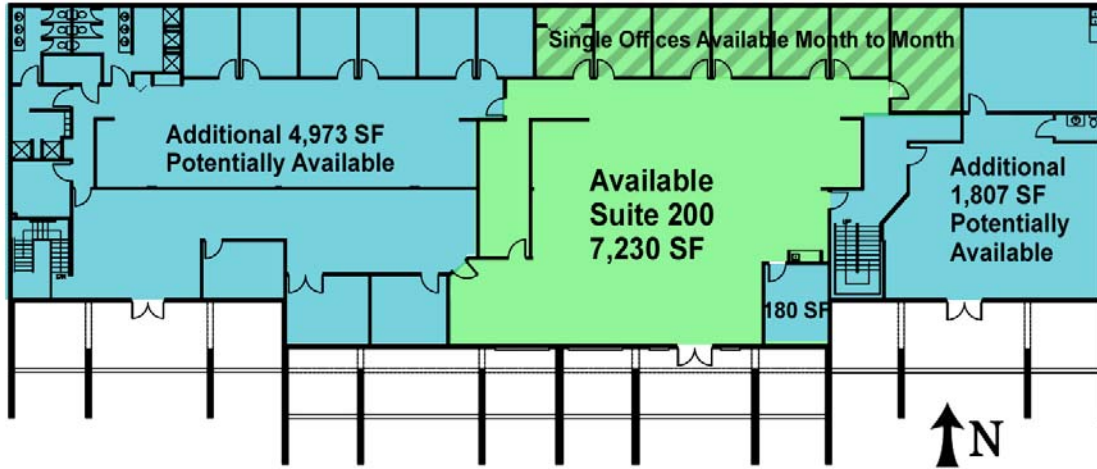
- GREAT GUNBARREL LOCATION – WALKING DISTANCE TO GROCERY STORE, COFFEE SHOP, YOGURT SHOP, RESTAURANTS, BANK, POST OFFICE, SANDWICH SHOPS, DRY CLEANING, FEDEX DROP BOX & MANY OTHERS!
- HIGH EXPOSURE ON LOOKOUT ROAD WITH GREAT TRAFFIC COUNTS
- TENANT IMPROVEMENTS NEGOTIABLE
- 1600A, 3P, 4W POWER; 100% HVAC; 12' CEILING HEIGHT IN WAREHOUSE
- AMPLE PARKING FOR EMPLOYEES & SERVICE VEHICLES /TRUCKS



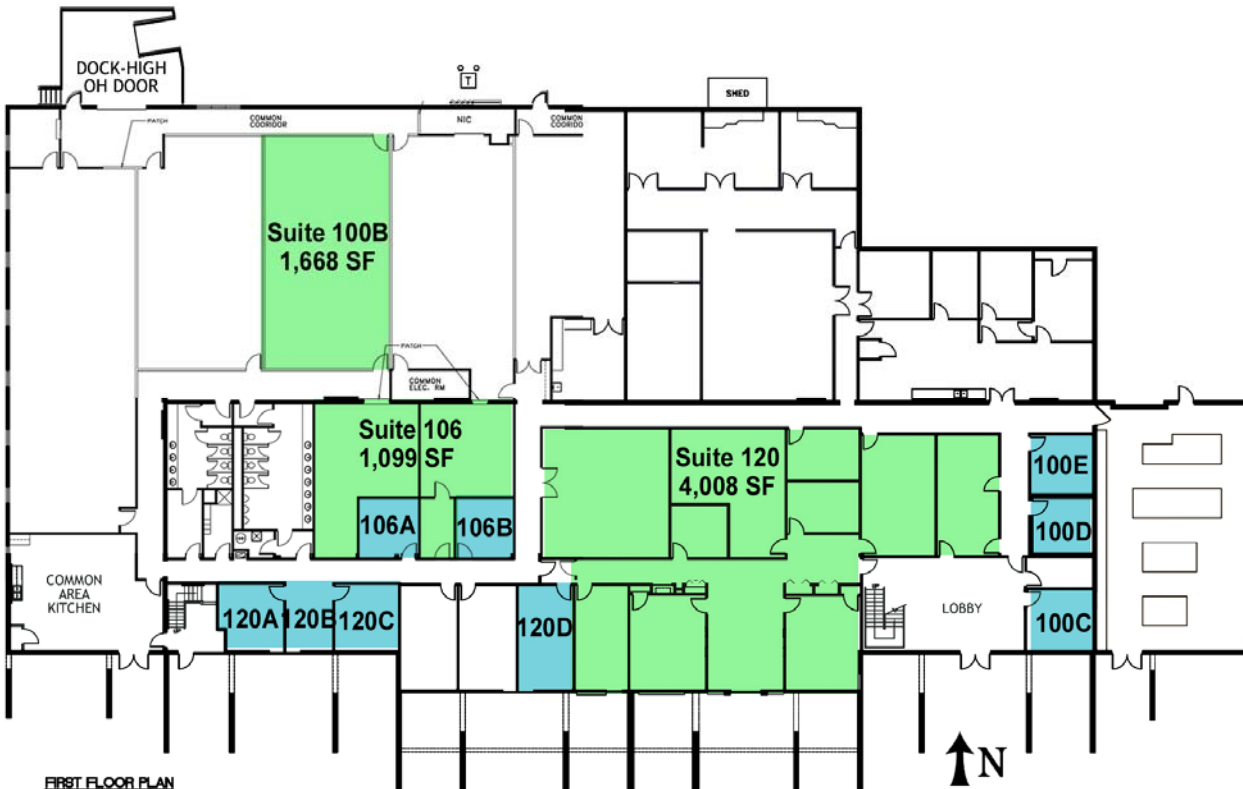
2305 CANYON BLVD, SUITE 200  
BOULDER, CO 80302

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it.

- UP TO 14,190 SF CAN BE AVAILABLE ON THE 2<sup>ND</sup> FLOOR!
- LEASE SINGLE OFFICE ON EITHER FLOOR FOR \$200/MONTH ON MONTH TO MONTH BASIS



SECOND FLOOR PLAN



FIRST FLOOR PLAN



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