



# 6565 Gunpark Drive

Unit 108, Boulder, CO

## Michael-Ryan McCarty

mccarty@gibbonswhite.com

(303) 586-5939

## Angela Topel

angela@gibbonswhite.com

(303) 586-5921

## Patrick Weeks

patrick@gibbonswhite.com

(303) 586-5935

## John Kelly

### Boulder Valley Real Estate

john@bouldervalleyre.com

(303) 591-1608

www.gibbonswhite.com



Photos & Video Tour



View Map

## Gorgeous Fitness Studio For Lease

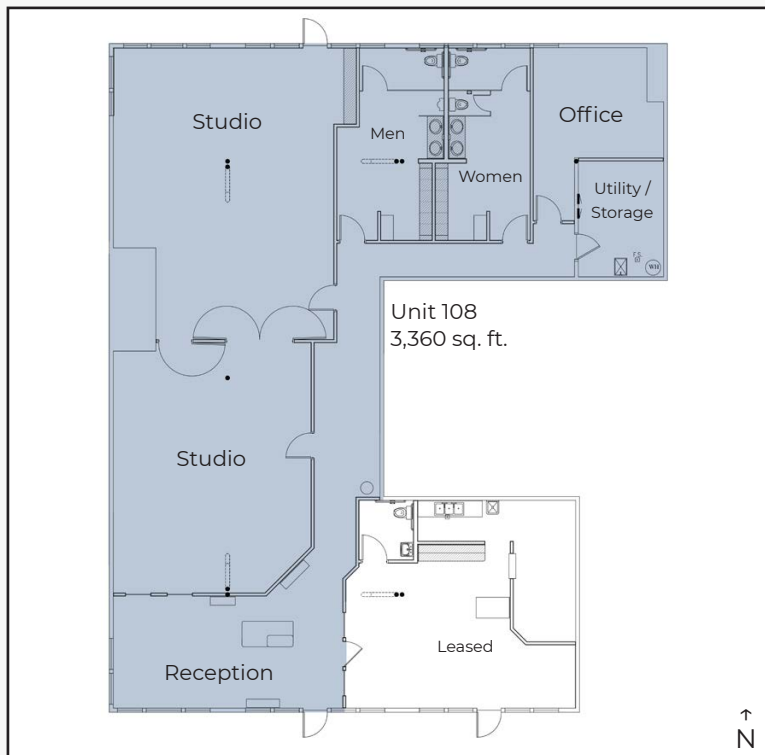
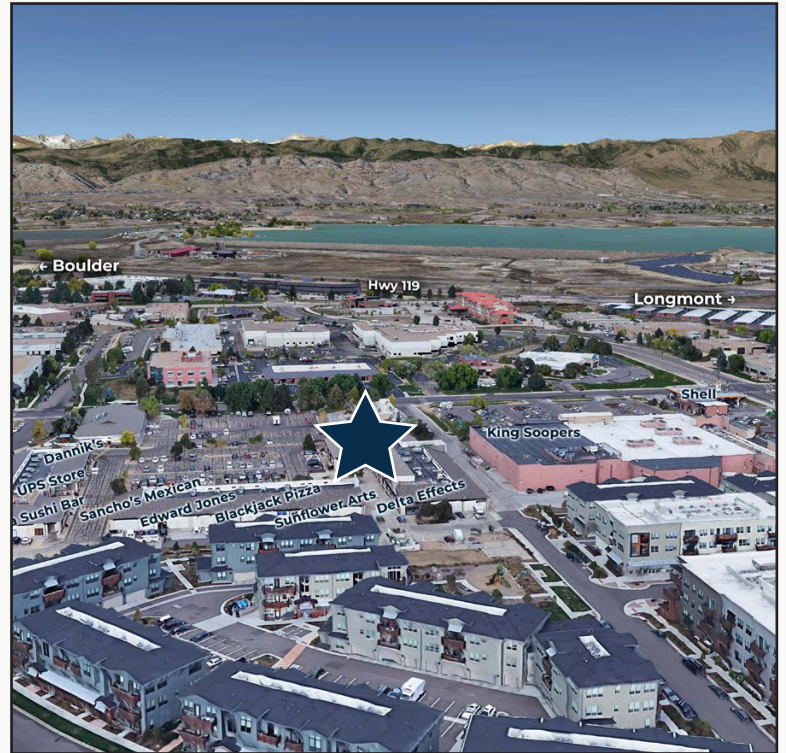
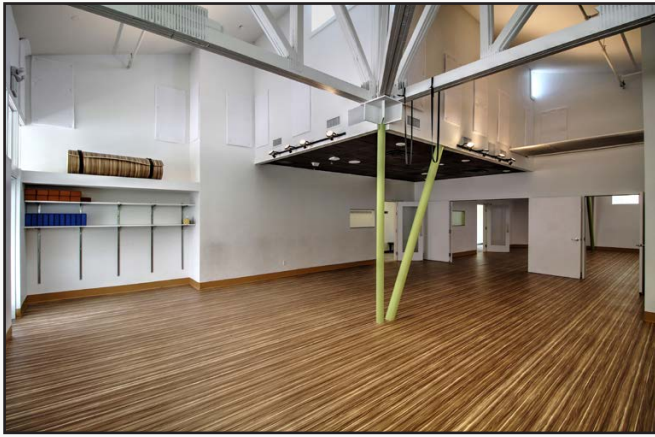
Available Space	3,360 sq. ft.
Lease Rate / sq. ft.	<del>\$18.85 NNN</del> <b>\$12.00 NNN</b>
Expenses / sq. ft.	\$9.69*

\*Not Including Utilities

- Only **\$12.00 NNN for the First Year!**
- Beautifully Built-Out Yoga Studio with Over \$250,000 in Improvements, Immediately Available for Yoga, Fitness, or Other Retail Uses
- Featuring Two Spacious Separate or Connected Studio Spaces with Soaring Vaulted Ceilings, Great Light & Premium Dollamur Mat Flooring
- 4-Zone Built-In Sonos System, High-End Locker Rooms with Showers, Sophisticated Lighting System, Welcoming Reception Area, Office & Breakroom
- Prime Corner Retail Space with Excellent Exposure in Busy Gunbarrel Shopping Center Adjacent to King Soopers
- Sublease Through October 31, 2022 with Potential for Longer Direct Term

The information included has been obtained from sources believed reliable. While we do not doubt the accuracy of the information, it has not been verified and no guarantee, warranty, or representation is being made.





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