



# 6400 Lookout Road

Boulder, CO

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 **Photos & Video Tour**

 **View Map**

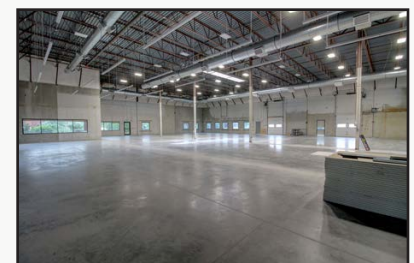
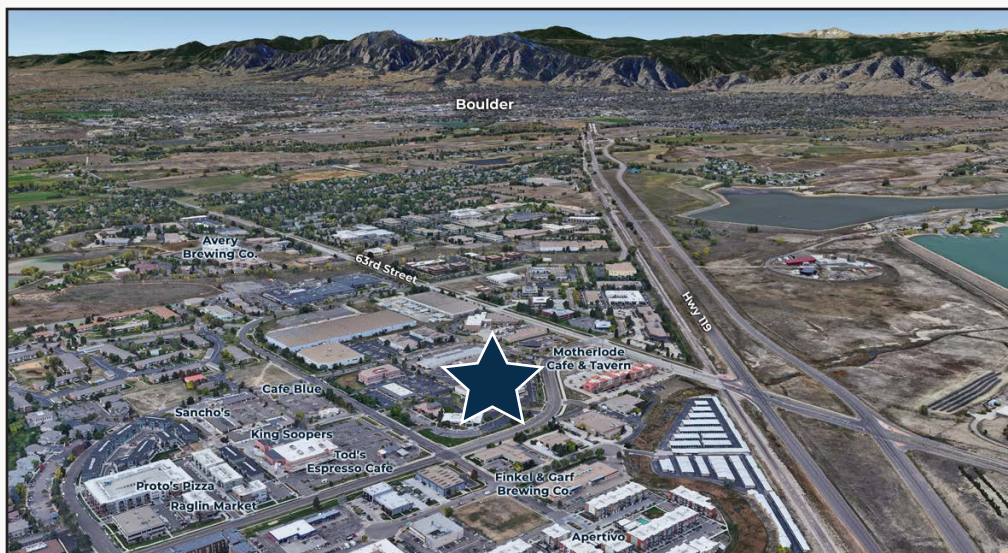
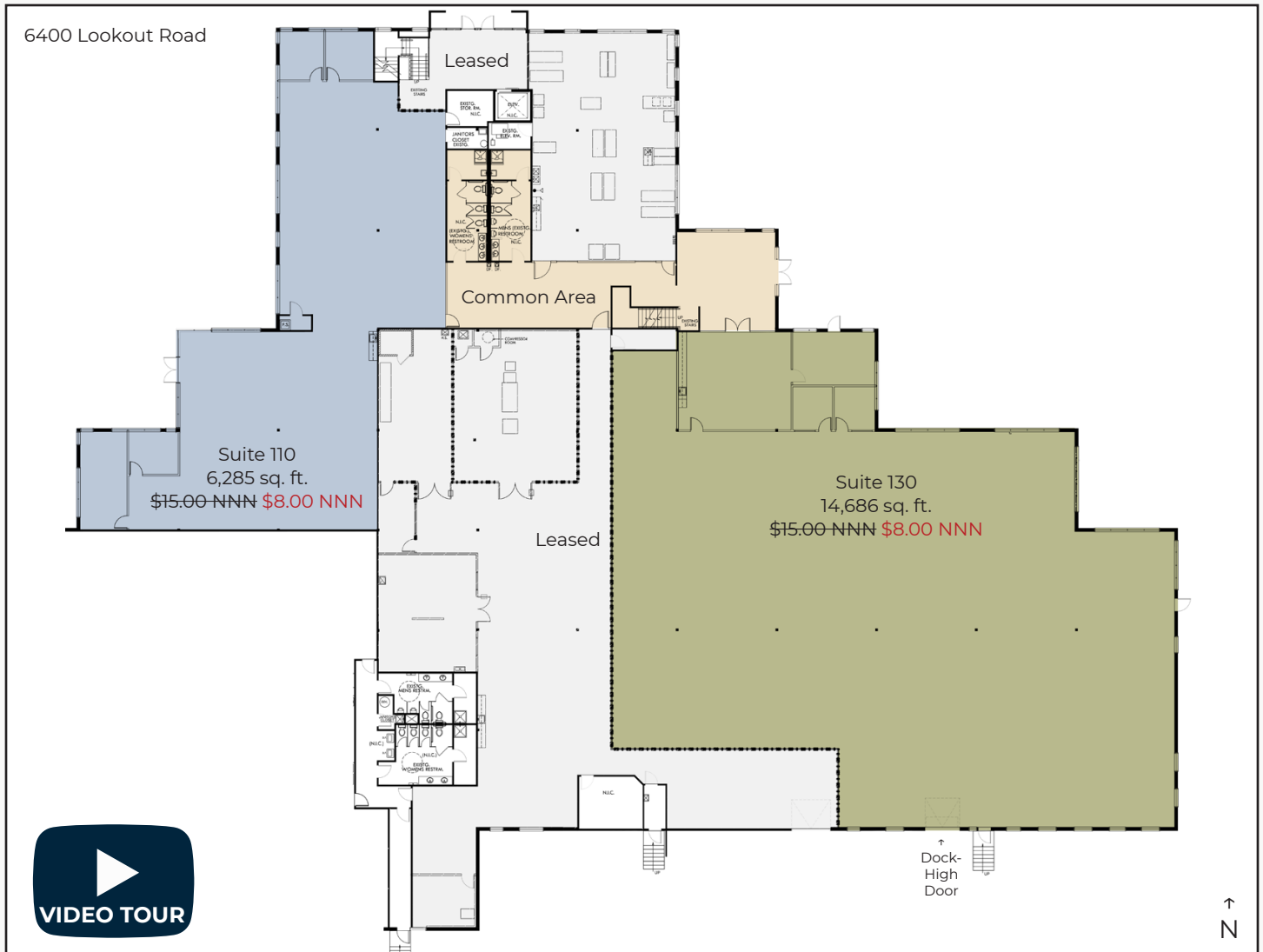
## Gunbarrel Flex Office & Warehouse Space For Lease - **Major Leasing Incentive**

| Suite              | Size           | Lease Rate / sq. ft.                     |
|--------------------|----------------|--|
| 110                | 6,285 sq. ft.  | <del>\$15.00 NNN</del> <b>\$8.00 NNN</b> |
| 130                | 14,686 sq. ft. | <del>\$15.00 NNN</del> <b>\$8.00 NNN</b> |
| Expenses / sq. ft. |                | \$7.36*                                  |

\*Including Utilities

- **Discounted Lease Rate Structure Possible for Up To a 3 Year Deal with Year 1 Introductory Rate of \$8.00 NNN**
- High-Visibility NE Boulder Location in Fully Renovated Office Flex & Industrial Manufacturing Building Available Now
- Suite 110 Features Great West-Facing Window Lines, Direct Private Entrance, Sealed Concrete Floors, New Lighting, 9 ft. Ceilings, 2 Offices, Conference Room, Open Work Area & Kitchenette
- Suite 130 Features 25 ft. Clear Warehouse with Sealed Concrete Floor, New LED Lighting, 10 ft. Dock-High Door, 620 Amps & Great Natural Light Throughout with Walls of Windows & Skylights, 2 Offices & Kitchenette / Breakroom
- Surrounded by New High-End Multi-Family Housing & Retail Amenities Including Raglin Market, Proto's Pizza, Breweries, Coffee Shops & King Soopers
- Sublease Through January 31, 2027

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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