











HUNTER BARTO Senior Vice President

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DRYDEN DUNSMORE **Senior Associate**

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DEAN CALLAN & COMPANY, INC.

1510 28th Street, Suite 200 Boulder, Colorado 80303 303.449.1420 | www.deancallan.com

SINGLE OFFICES & SMALL SUITES **FOR LEASE**

6260 LOOKOUT ROAD **BOULDER, COLORADO 80301**

Single Offices and Office Suites Available! Gunbarrel Commons is located in the vibrant Gunbarrel Business Park. It offers quick access to Boulder, Longmont, Niwot, and I-25 via Highway 52 and Diagonal Highway 119, and is just steps away from a variety of recreational, dining, and service amenities. Tenants have access to two common area kitchens, shared bathrooms with showers, elevator, and ample parking.

A convenient option for the local professional.

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



Owned & Operated

















All information furnished regarding this property is obtained from sources deemed reliable. Dean Callan & Company, Inc. makes no representation, guarantee or warranty, expressed or implied, as to the accuracy thereof.



AVAILABLE		
SUITE	SIZE (RSF)	LEASE RATE
Suite 100	3,294	\$14.00 / SF / NNN (Expenses: \$12.55/SF) + Utilities
Suite 110	3,006	\$14.00 / SF / NNN (Expenses: \$12.55/SF) + Utilities
Suite 120	4,085	\$14.00 / SF / NNN (Expenses: \$12.55/SF) + Utilities
Suite 200	3,102	\$16.00 / SF / NNN (Expenses: \$12.55/SF) + Utilities
210A	255	\$575/MO MG*
210C	265	\$650/MO MG*
210D	261	\$650/MO MG*
210E	232	\$575/MO MG*
210F	340	\$650/MO MG*
210G	244	\$625/MO MG*
210H	263	\$625/MO MG*
2101	241	\$625/MO MG*
210J	287	\$675/MO MG*
210K	263	\$550/MO MG*
210L	268	\$400/MO MG*
210M	169	\$350/MO MG*
210N	174	\$350/M0 MG*
210 0	292	\$450/MO MG*
210P	288	\$450/MO MG*
220A	184	\$350/M0 MG*
220B	380	\$650/MO MG*
220C	310	\$650/MO MG*
220D	188	\$350/M0 MG*
220E	233	\$400/M0 MG*
220F	399	\$675/MO MG*
220G	448	\$850/M0 MG*
220H	282	\$650/M0 MG*
2201	290	\$650/M0 MG*
220J	456	\$850/M0 MG*
220K	249	\$625/MO MG*
220L	589	\$1,000/M0 MG*
220M	207	\$350/MO MG*

*Utilities \$20/MO, \$15/MO Internet Charge



1ST LEVEL SUITE 110 3,053 SF | \$14.00 / SF / NNN **SUITE 100** 3,345 SF | \$14.00 / SF / NNN ELECT. COMMON CONFERENCE ROOM 1 COMMON KITCHEN MAIL ELEVATOR COMMON CONFERENCE ROOM 2 **SUITE 120** 4,148 SF | \$14.00 / SF / NNN

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2ND LEVEL SUITE 210C \$650/MO **SUITE 210D SUITE 210E SUITE 210F** \$650/M0 COMMON KITCHEN **SUITE 210A** \$575/MO **SUITE 210G** \$625/MO **SUITE 210P** \$450/MO **SUITE 210 0** \$450/MO **SUITE 210H** \$625/MO SHOWER 1 RR **SUITE 200** 2,814 SF | \$16.00 / SF / NNN **SUITE 210I** \$625/M0 **SUITE 210N** \$350/M0 **SUITE 210J** \$675/MO **SUITE 210M** \$350/MQ ELEVATOR **SUITE 210K** \$550/MO **SUITE 210L** \$400/MO **SUITE 220B SUITE 220L** \$1,000/MO **SUITE 220C** \$650/MO **SUITE 220D SUITE 220M** \$350/MO **SUITE 220E** \$400/MO **SUITE 220F** \$675/MO **SUITE 220K** \$625/MO **SUITE 220H** \$650/M0 **SUITE 220G** \$850/M0 **SUITE 220I** \$650/MO **SUITE 220J** \$850/M0













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