



**HUNTER BARTO**  
**Senior Vice President**  
303.945.2016  
hbarto@deancallan.com

**DRYDEN DUNSMORE**  
**Senior Associate**  
303.945.2019  
dryden@deancallan.com

**DEAN CALLAN & COMPANY, INC.**  
1510 28th Street, Suite 200  
Boulder, Colorado 80303  
303.449.1420 | [www.deancallan.com](http://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.

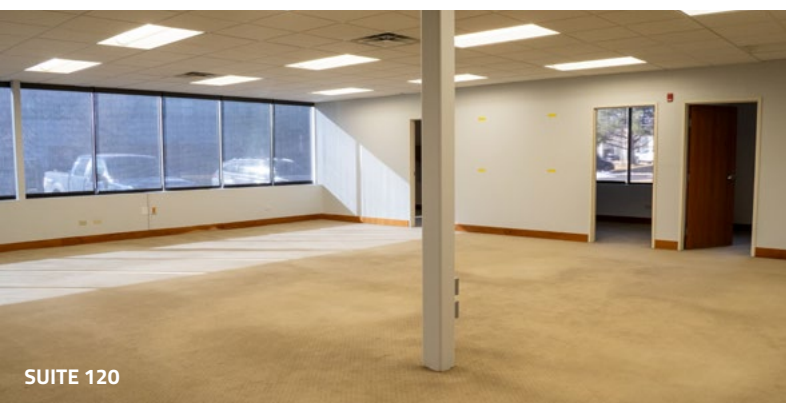
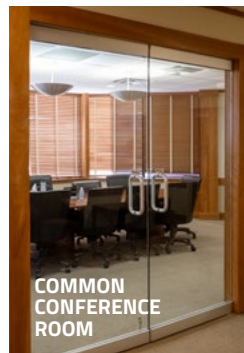
**A convenient option for the local professional.**

**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.

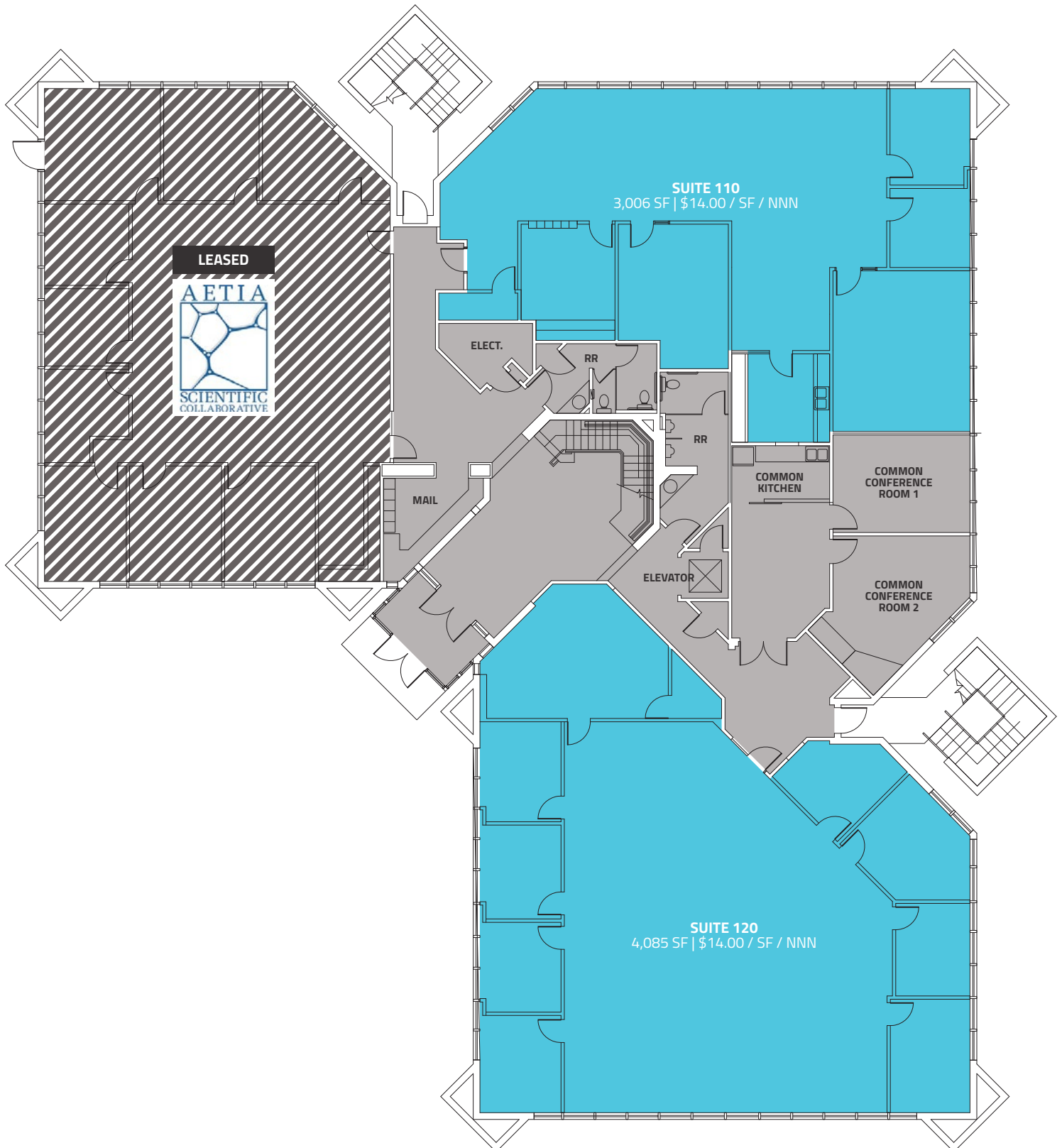
## AVAILABLE

SUITE	SIZE (RSF)	LEASE RATE
Suite 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*
210I	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/MO MG*
210P	288	\$450/MO MG*
220A	184	\$350/MO MG*
220B	380	\$650/MO MG*
220D	188	\$350/MO MG*
220E	233	\$400/MO MG*
220H	282	\$650/MO MG*
220I	290	\$650/MO MG*
220K	249	\$625/MO MG*
220L	589	\$1,000/MO MG*

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

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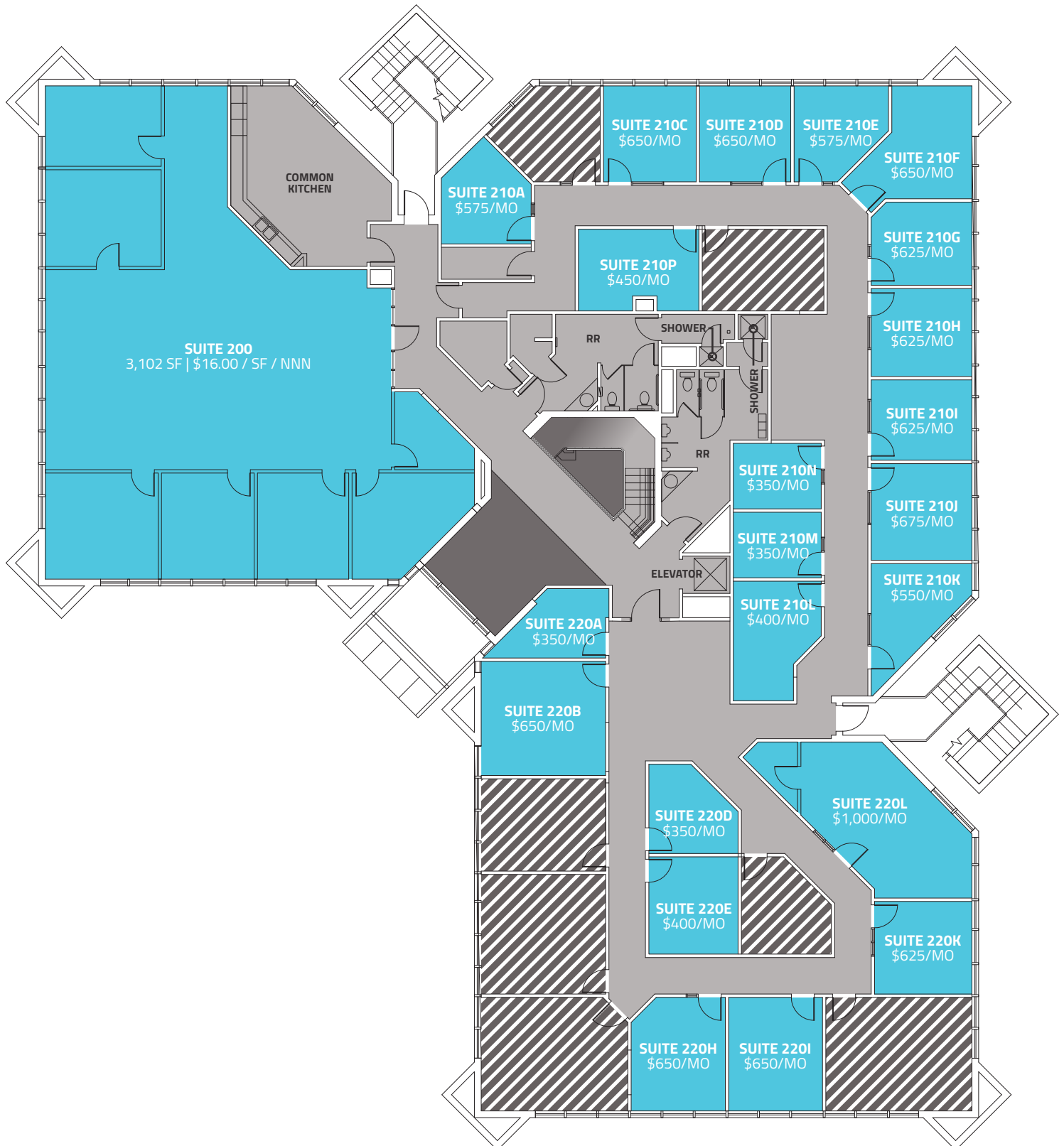
## 1ST LEVEL



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## 2ND LEVEL





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