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303.449.1420 | www.deancallan.com

SINGLE OFFICES & SMALL SUITES FOR LEASE

**6260 LOOKOUT ROAD
BOULDER, COLORADO 80301**

Single Offices 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.**

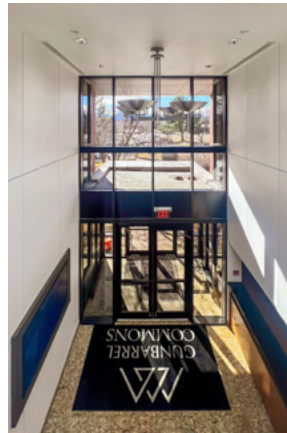
Call us for more information and to set up a tour.



Owned & Operated



COMMON AREA



2ND FLOOR - FOYER



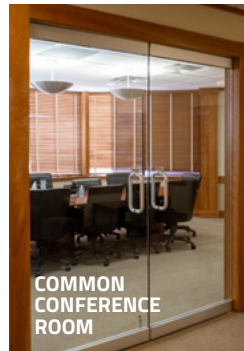
COMMON KITCHEN/BREAKROOM



MAIL ROOM



COMMON KITCHENETTE



COMMON
CONFERENCE
ROOM



PRIVATE OFFICE



FOYER/LOBBY

AVAILABLE

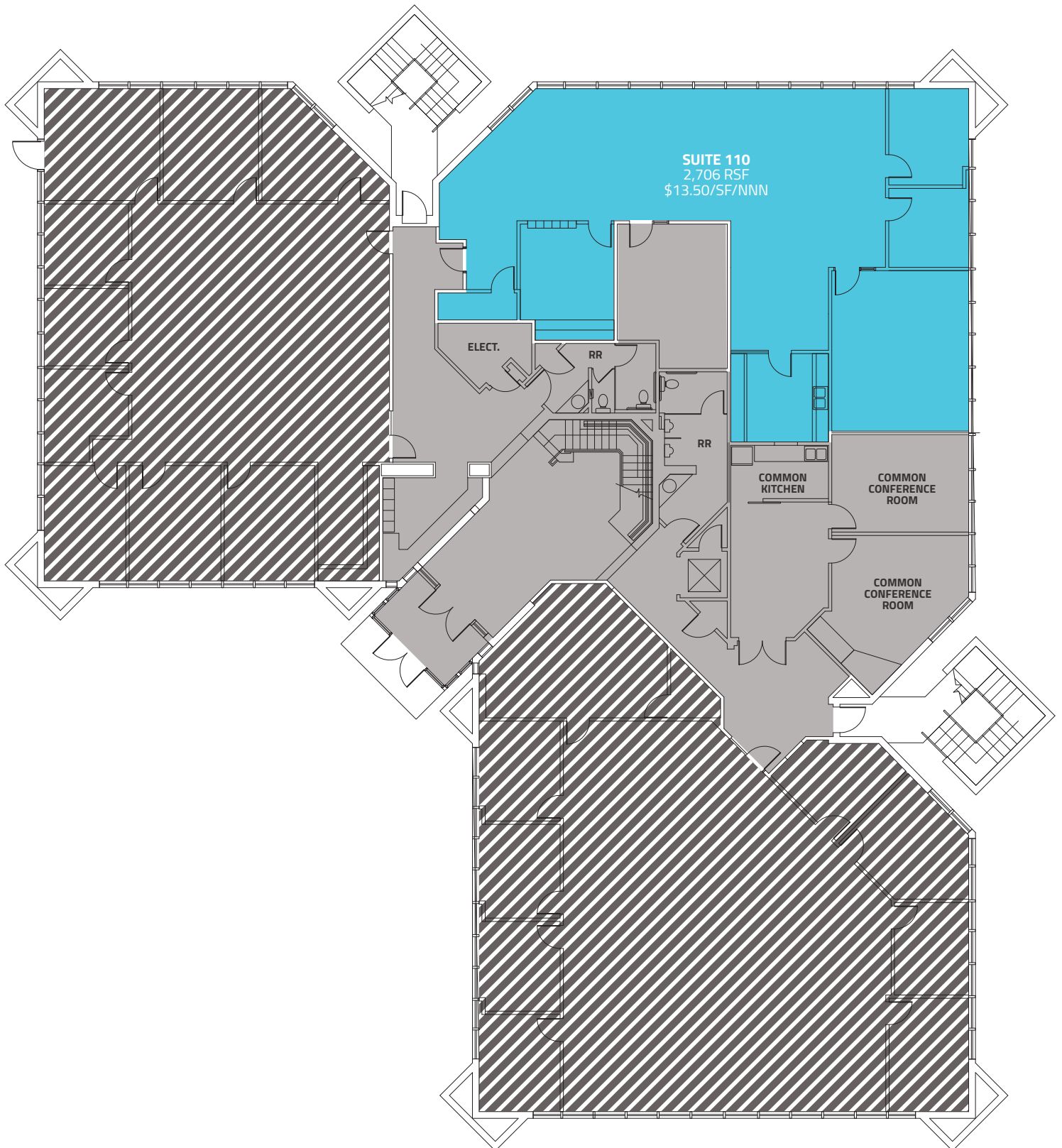
SUITE	SIZE (USABLE SF)	LEASE RATE
110	2,706	\$13.50/ SF / NNN (Expenses: \$12.55/SF) + Utilities
200A	85	\$400/MO MG*
200C	167	\$750/MO MG*
200D	170	\$750/MO MG*
200E	212	\$850/MO MG*
200F	181	\$725/MO MG*
200H	191	\$750/MO MG*
200J	176	\$650/MO MG*
210H	154	\$650/MO MG*
210N	102	\$350/MO MG*
210P	169	\$475/MO MG*
220G	283	\$850/MO MG*

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

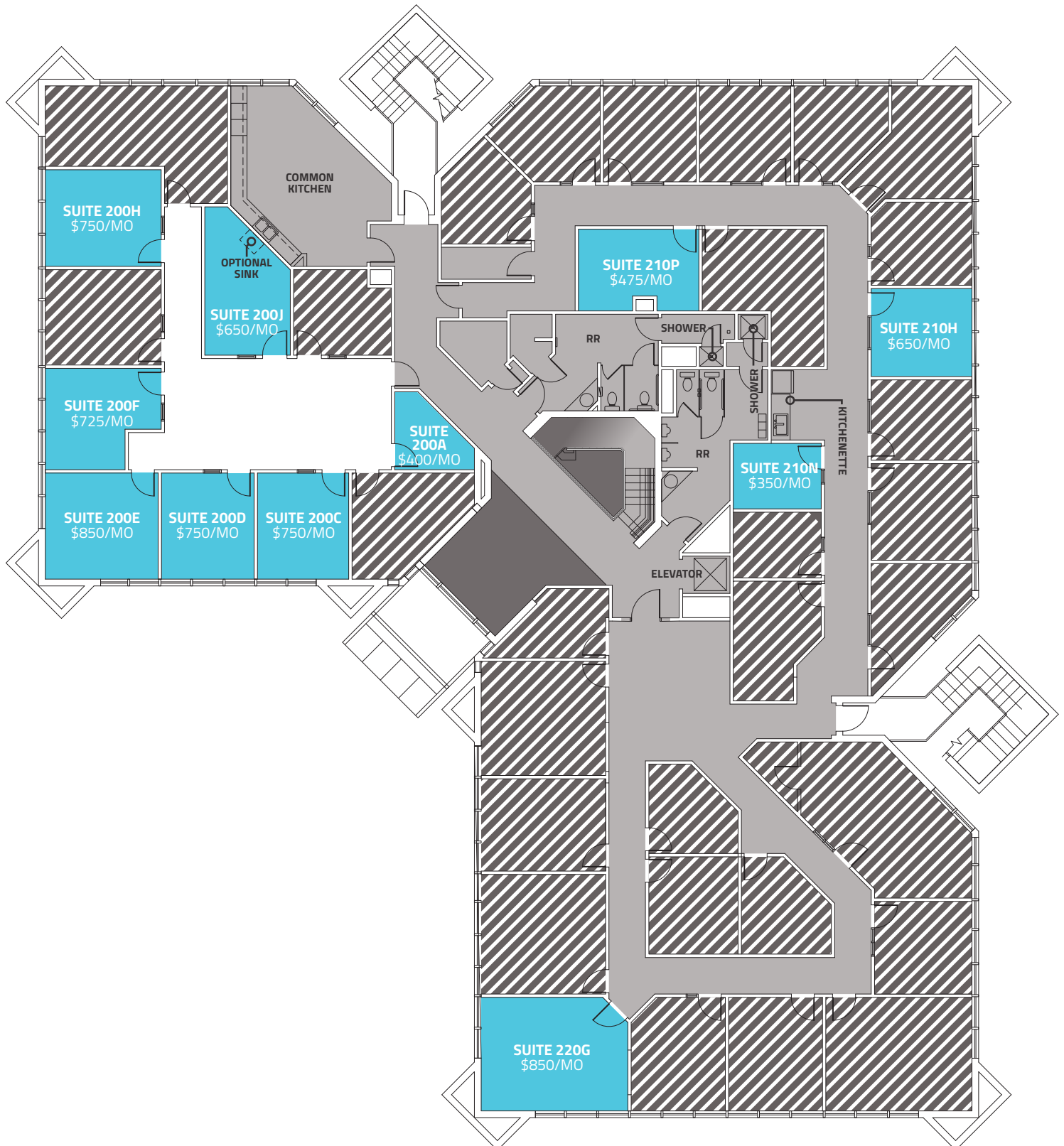


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1ST LEVEL



2ND LEVEL





COMMON AREA



OFFICE 200E



OFFICE 200F



COMMON AREA



OFFICE 200H



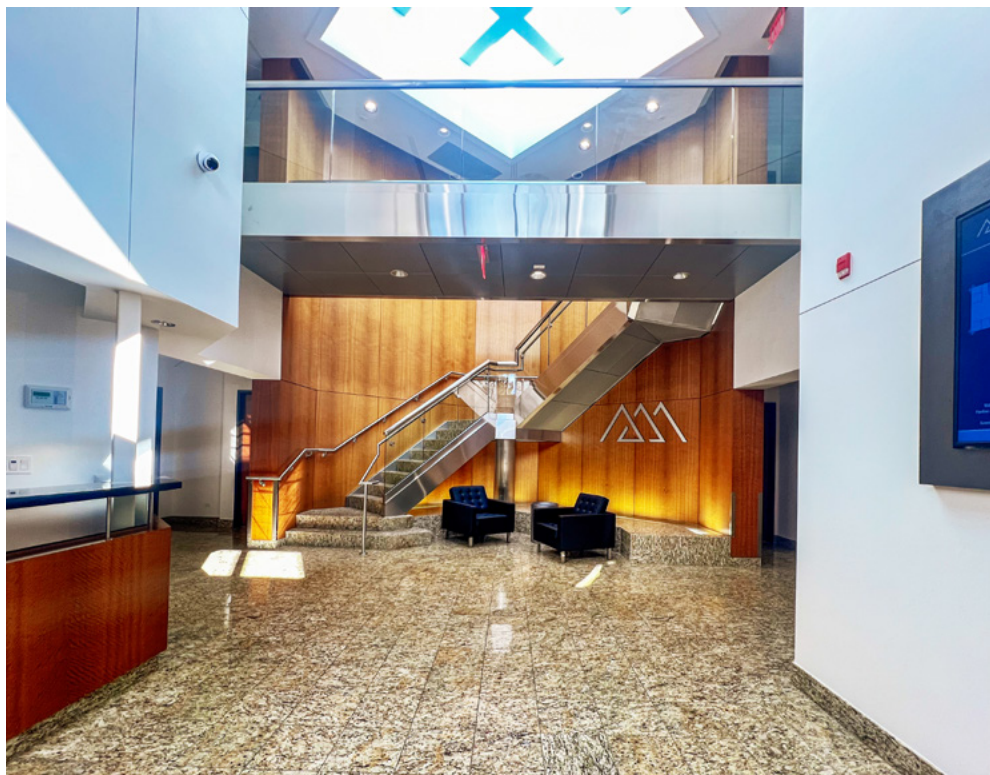
OFFICE 200D



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