

Flex or Office Space for Lease in Gunbarrel

6000 SPINE ROAD | BOULDER, CO 80301

Suite 101

Unit Size: 824 SF - 25,160 SF

Rate: \$14 - \$17 NNN

Available: 60 Days

SO FLEXY

Lookout! And we don't mean the road, we mean look out upon Gunbarrel's flexiest new availability. 6000 Spine offers 824 to 25,160 square feet of R&D flex space, with offices, 16' clear height, loading doors, plenty of power, and amenities like a gym, showers, locker room, and outdoor dining areas. See the floor plan for flexible options and decide on your perfect buildout.

PROPERTY HIGHLIGHTS

- Building signage with visibility from the Diagonal Highway is available
- 16' clear height
- 1 existing overhead door with lift, additional OHD to be added
- Separate lab/storage room
- Large kitchen, conference room, private offices, and on-site gym



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for virtual tour

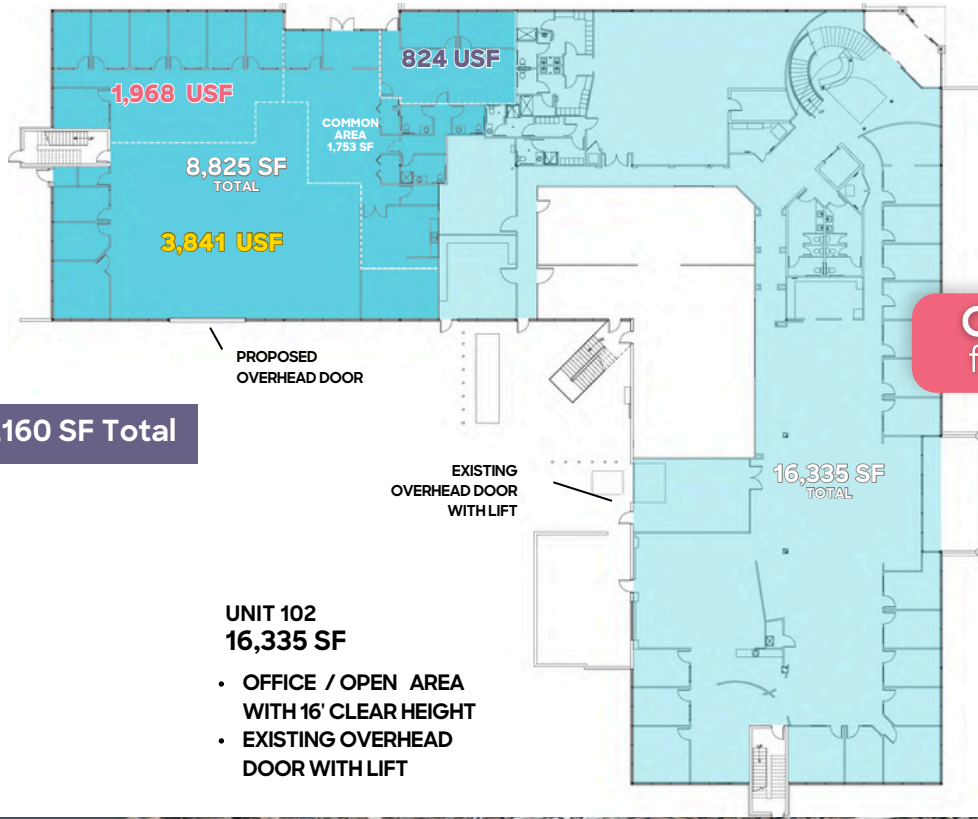


LEARN MORE ABOUT THIS PROPERTY
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Unit 101 demising options

UNIT 101
8,825 SF

- OVERHEAD DOOR TO BE ADDED
- OFFICE / OPEN AREA WITH 16' CLEAR HEIGHT



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UNIT 102
16,335 SF

- OFFICE / OPEN AREA WITH 16' CLEAR HEIGHT
- EXISTING OVERHEAD DOOR WITH LIFT

BOULDER RESERVOIR



SIX MILE RESERVOIR



BOULDER COUNTRY CLUB

LEARN MORE ABOUT THIS PROPERTY
MarketRealEstate.com

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6000 SPINE ROAD
BOULDER, CO 80301

DIAGONAL HIGHWAY 119

OVERHEAD DOOR

HIGHWAY SIGNAGE
OPPORTUNITY



SIGNAGE OPPORTUNITY