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DEAN CALLAN & COMPANY, INC.
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MEDICAL/OFFICE SPACE FOR LEASE

5303 SPINE ROAD
BOULDER, COLORADO 80301

Discover a prime second-floor medical/office space for lease at 5303 Spine Road in Boulder, CO. Spanning 2,876 SF, this thoughtfully designed suite offers a welcoming reception/waiting area, multiple treatment rooms/offices, a lab/workshop, a break room, and ample storage. With elevator access, abundant natural light, and common area restrooms, this space provides both functionality and comfort. 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.

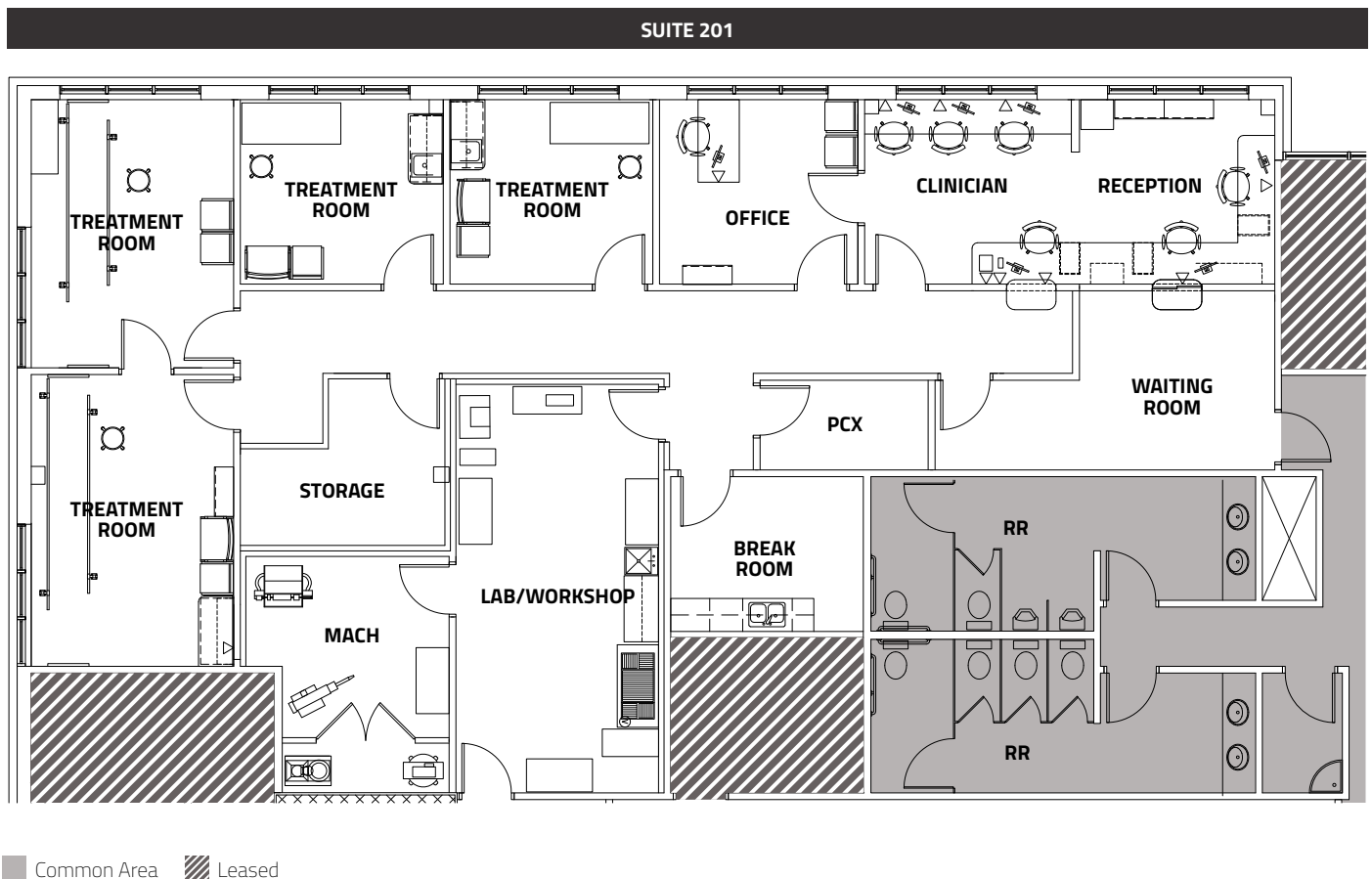
Call us for more information and to set up a tour.

TERMS

Suite 201:	2,876 SF
Lease Rate:	\$17.00 / SF / NNN
Expenses:	\$12.49 / SF (Est. 2025)
Available:	July 1st, 2025

PROPERTY FEATURES

- Second-floor medical office space for lease
- The suite features a reception/waiting room, multiple treatment rooms/offices, a lab/workshop, a break room, and storage space.
- Elevator Access
- Common Area Restrooms
- Abundant natural light
- Numerous recreational, dining, and service amenities are within walking distance
- Conveniently located in the Gunbarrel Business Park, with easy access to Boulder, Longmont, Niwot, and I-25 via Highway 52 and Diagonal Highway 119



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.



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