



BEAU GAMBLE

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DEAN CALLAN & COMPANY, INC.

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MEDICAL/OFFICE SPACE FOR LEASE

5303 SPINE ROAD
BOULDER, COLORADO 80301

Discover prime second-floor medical/office space for lease at 5303 Spine Road in Boulder, CO. Well-designed suites with elevator access, abundant natural light, and common area restrooms, ensuring both functionality and comfort. Situated in the vibrant Gunbarrel Business Park, the property provides quick access to Boulder, Longmont, Niwot, and I-25 via Highway 52 and Diagonal Highway 119, with numerous recreational, dining, and service amenities just steps away.

[Call us for more information and to set up a tour.](#)

TERMS

Suite 201: 2,876 SF (Available July 1st, 2025)

Suite 202: 3,569 SF (Available with 120 Days Notice)

Lease Rate: \$17.00 / SF / NNN

Expenses: \$13.50 / SF (Est. 2025)

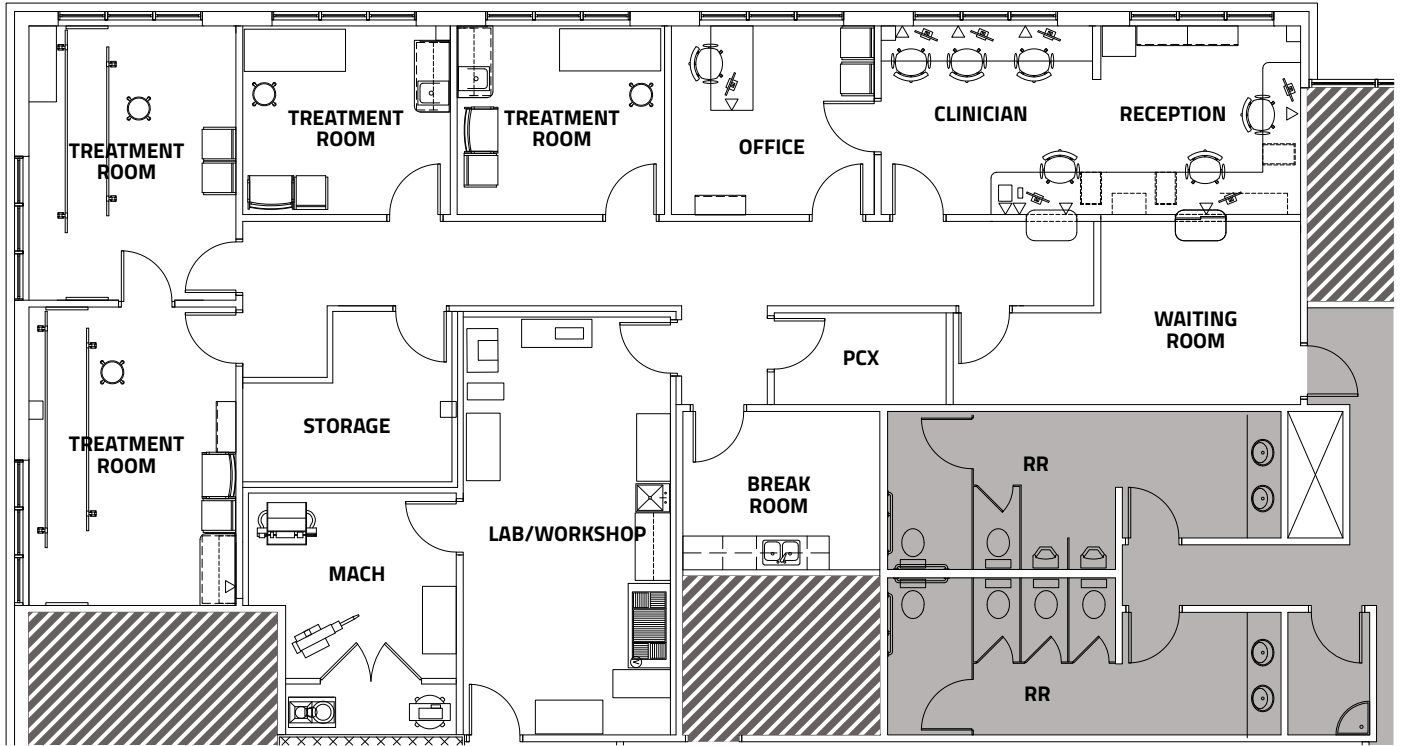
PROPERTY FEATURES

- Second-floor medical/office space for lease
- Suite 201 features a reception/waiting room, multiple treatment rooms/offices, a lab/workshop, a break room, and storage space.
- Suite 202 is comprised of 10 private offices, two conference rooms, and a server room.
- 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

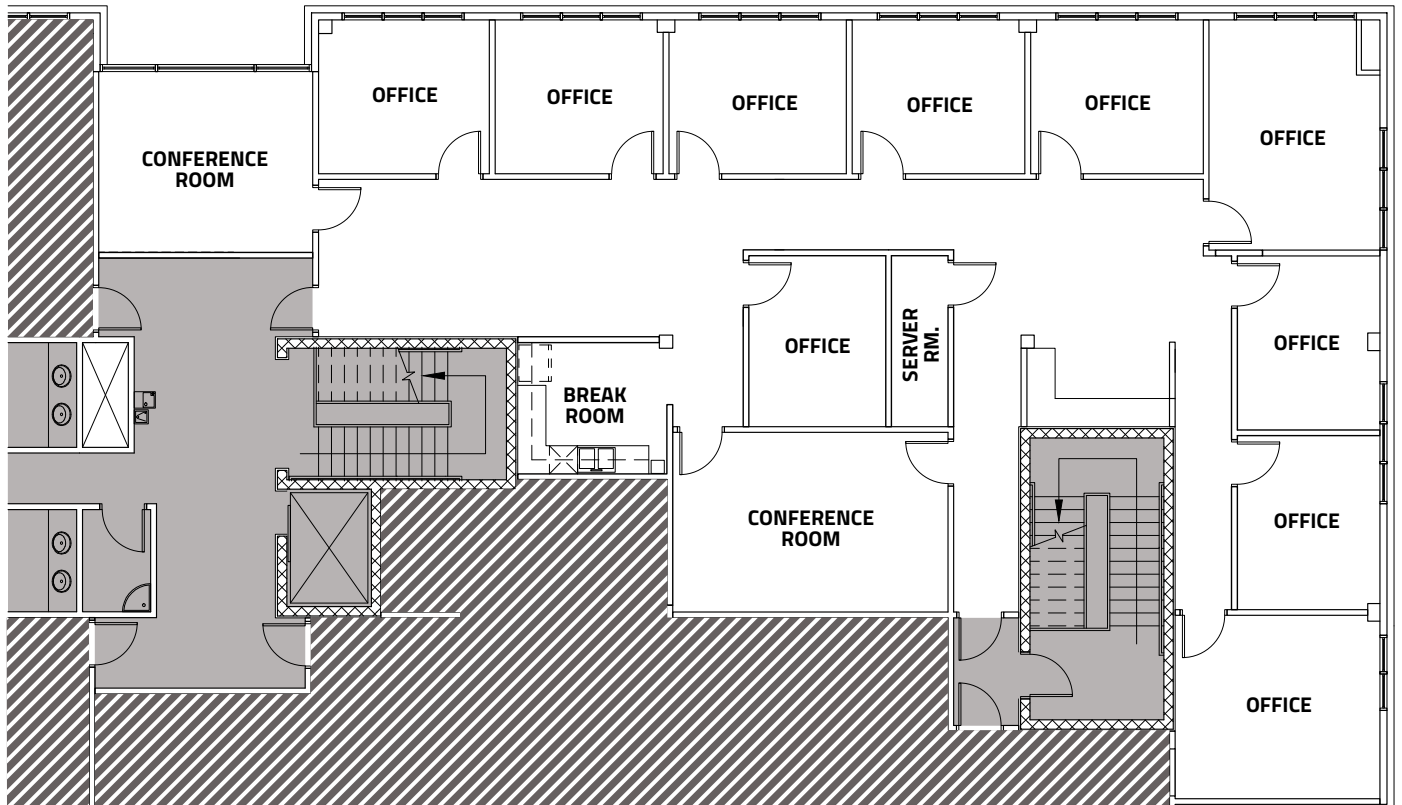


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SUITE 201 - 2,876 SF



SUITE 202 - 3,569 SF



 Common Area  Leased

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