



DEAN CALLAN & COMPANY INC

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DEAN CALLAN & COMPANY, INC.
1510 28th Street, Suite 200
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303.449.1420 | 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



PRIVATE OFFICE



PRIVATE OFFICES



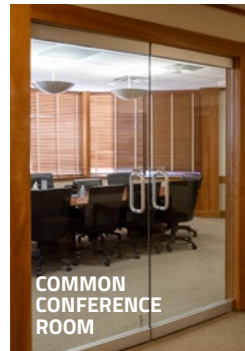
COMMON KITCHEN/BREAKROOM



RECEPTION/ENTRY



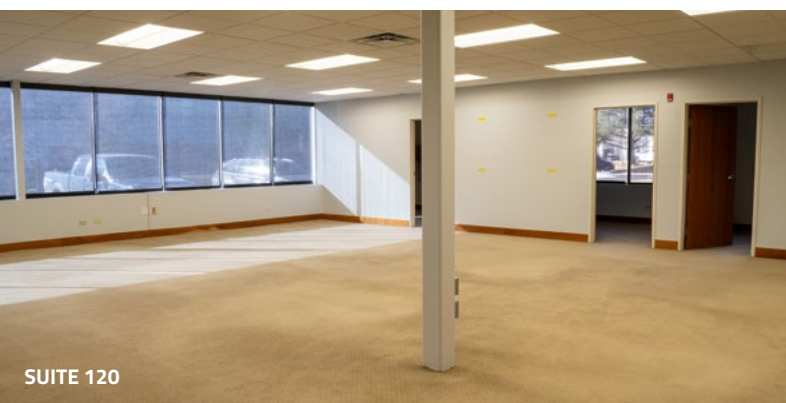
COMMON KITCHENETTE



COMMON
CONFERENCE
ROOM



RECEPTION/ENTRY



SUITE 120

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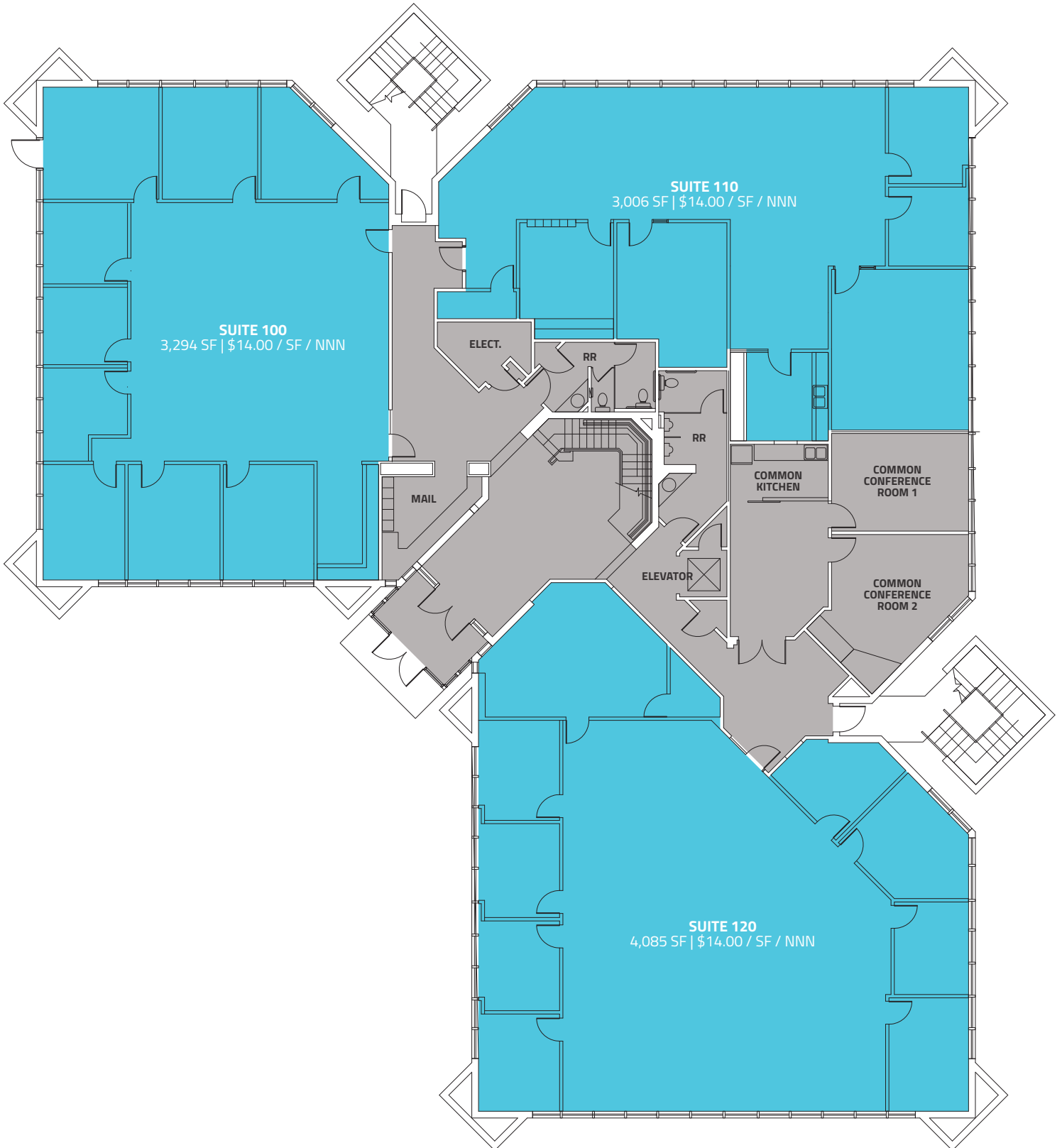
AVAILABLE

SUITE	SIZE (RSF)	LEASE RATE
Suite 100	3,294	\$14.00 / SF / NNN (Expenses: \$12.55/SF) + Utilities
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*
210 O	292	\$450/MO MG*
210P	288	\$450/MO MG*
220A	184	\$350/MO MG*
220B	380	\$650/MO MG*
220C	310	\$650/MO MG*
220D	188	\$350/MO MG*
220E	233	\$400/MO MG*
220F	399	\$675/MO MG*
220G	448	\$850/MO MG*
220H	282	\$650/MO MG*
220I	290	\$650/MO MG*
220J	456	\$850/MO MG*
220K	249	\$625/MO MG*
220L	589	\$1,000/MO MG*
220M	207	\$350/MO MG*

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

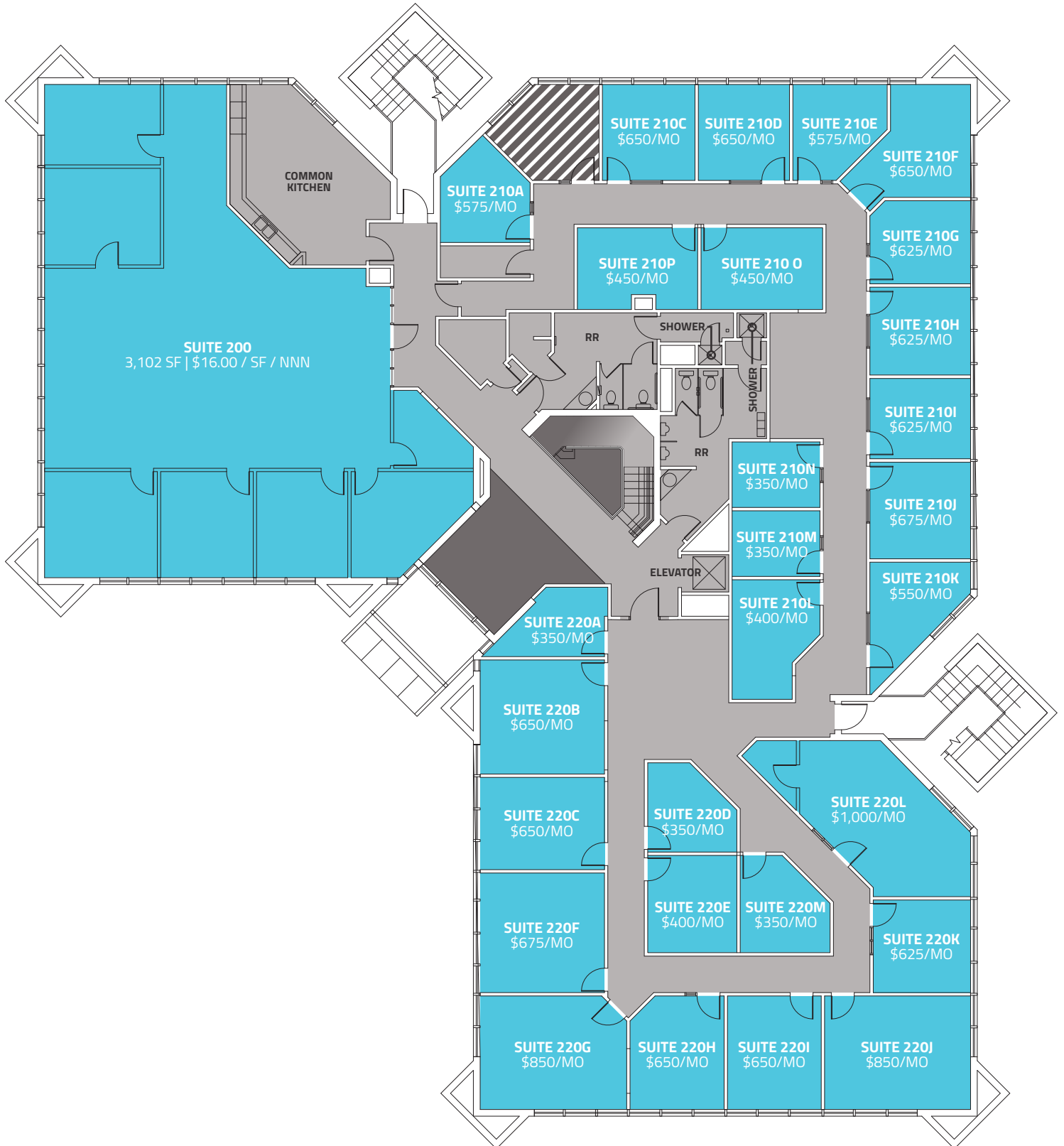
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1ST LEVEL



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2ND LEVEL



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