



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



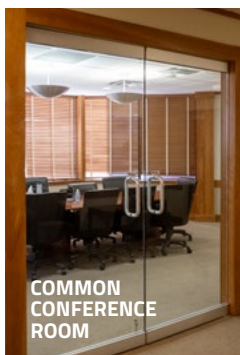
COMMON KITCHEN/BREAKROOM



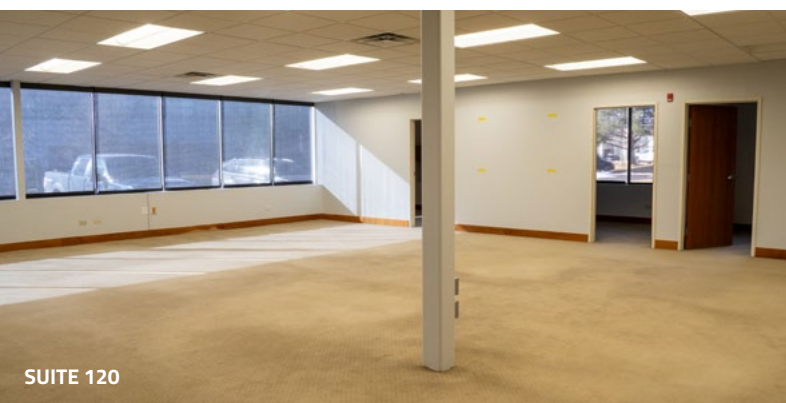
RECEPTION/ENTRY



COMMON KITCHENETTE



COMMON CONFERENCE ROOM



SUITE 120



RECEPTION/ENTRY

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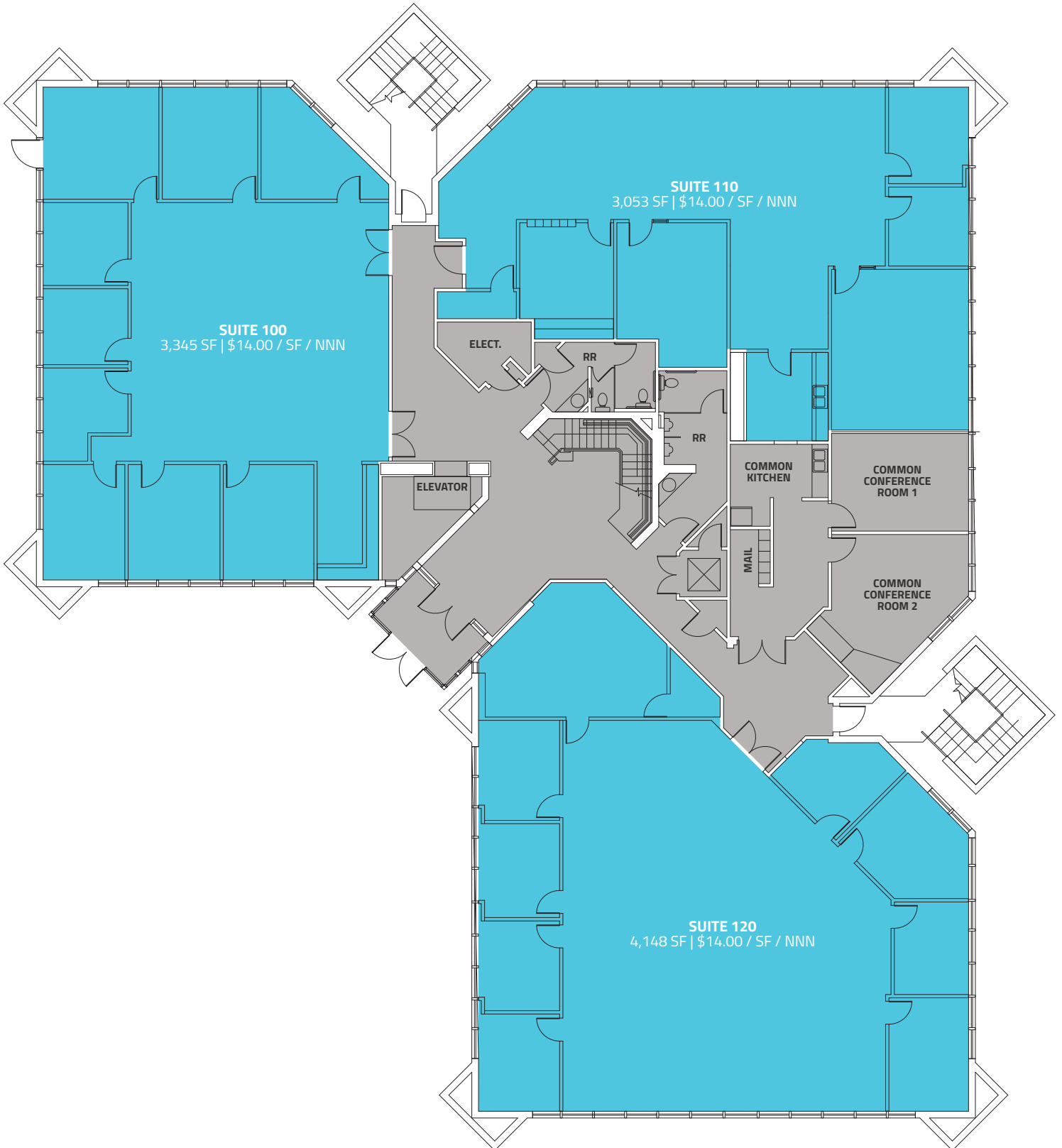
AVAILABLE

SUITE	SIZE (RSF)	LEASE RATE
Suite 100	3,345	\$14.00 / SF / NNN (Expenses: \$10.98/SF) + Utilities
Suite 110	3,053	\$14.00 / SF / NNN (Expenses: \$10.98/SF) + Utilities
Suite 120	4,148	\$14.00 / SF / NNN (Expenses: \$10.98/SF) + Utilities
Suite 200	2,814	\$16.00 / SF / NNN (Expenses: \$10.98/SF) + Utilities
210A	320	\$575/MO MG*
210C	259	\$650/MO MG*
210D	256	\$650/MO MG*
210E	227	\$575/MO MG*
210F	332	\$650/MO MG*
210G	239	\$625/MO MG*
210H	257	\$625/MO MG*
210I	236	\$625/MO MG*
210J	281	\$675/MO MG*
210K	257	\$550/MO MG*
210L	262	\$400/MO MG*
210M	165	\$350/MO MG*
210N	170	\$350/MO MG*
210 O	286	\$450/MO MG*
210P	282	\$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**

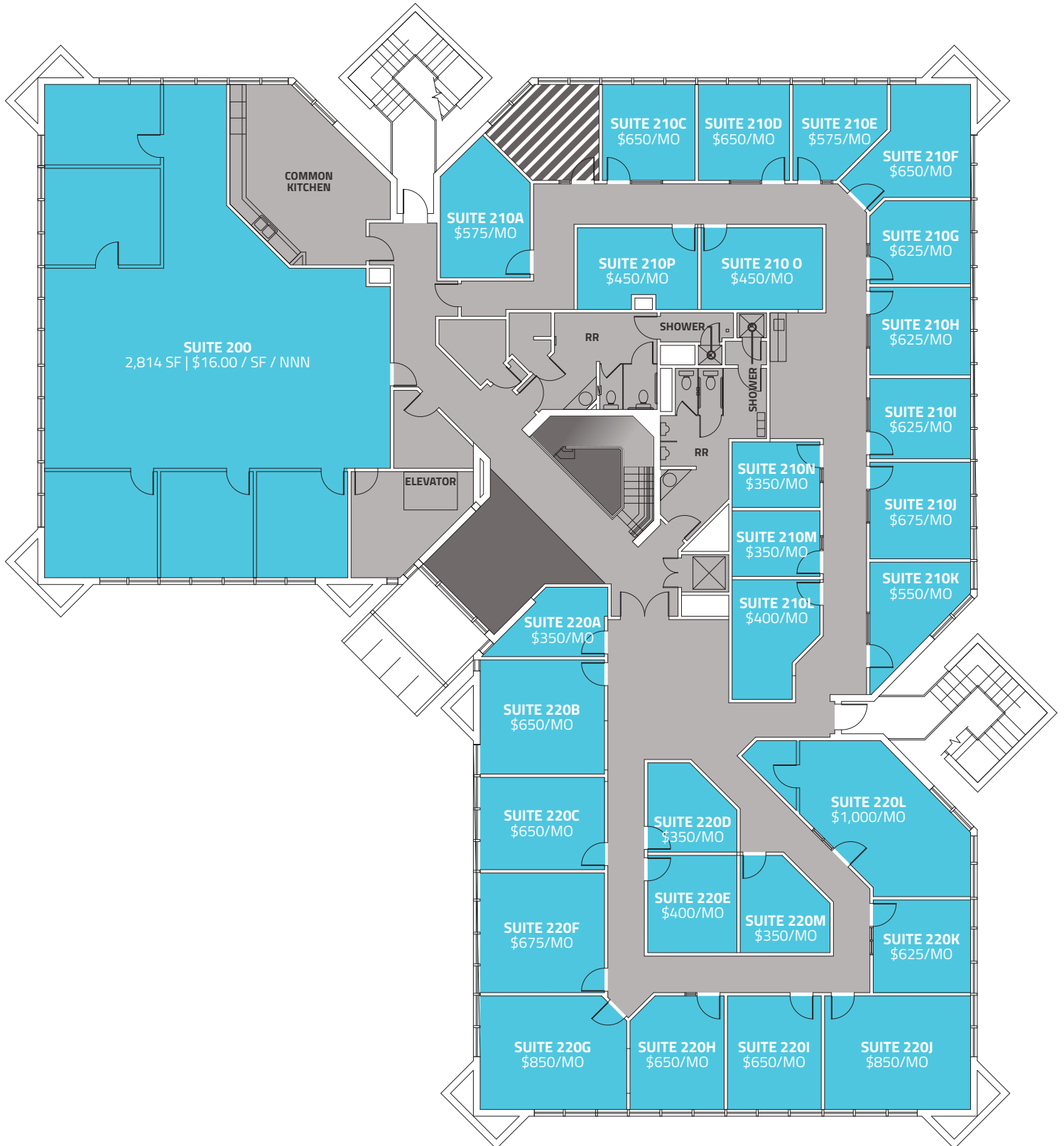
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1ST LEVEL



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2ND LEVEL



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