



### PROPERTY OVERVIEW

AVAILABLE SF	27,148 RSF* (18,352 contiguous RSF)
SALE PRICE	\$7,000,000 (\$193/SF)
LEASE RATE	\$16.00/RSF NNN
EXPENSES (EST)	\$8.33/RSF (+ utilities & janitorial)
AVAILABLE	Immediately
BUILDING SIZE	36,136 SF*
ZONING	IM-D

\*Source - per building architect



# UNIQUE HIGH-TECH SPACE FOR LEASE/SALE

7007 Winchester Circle, Boulder, CO 80301

This building is perfect for a high-tech or bio-tech company as either a full 2nd floor user or further divided suites on the first floor. The building has recently been updated with a building wide ionization air purification system. Market Tenant Improvement Allowance available (to be negotiated).

#### FEATURE HIGHLIGHTS

- Building-wide ionization air purification system
- Multiple fiber optic providers in building
- Common area restrooms with showers
- Freight-sized elevator
- Two (2) dock loading slips
- Borders open space
- Convenient access to surrounding cities
- Ample on-site parking

#### FOR MORE INFORMATION:



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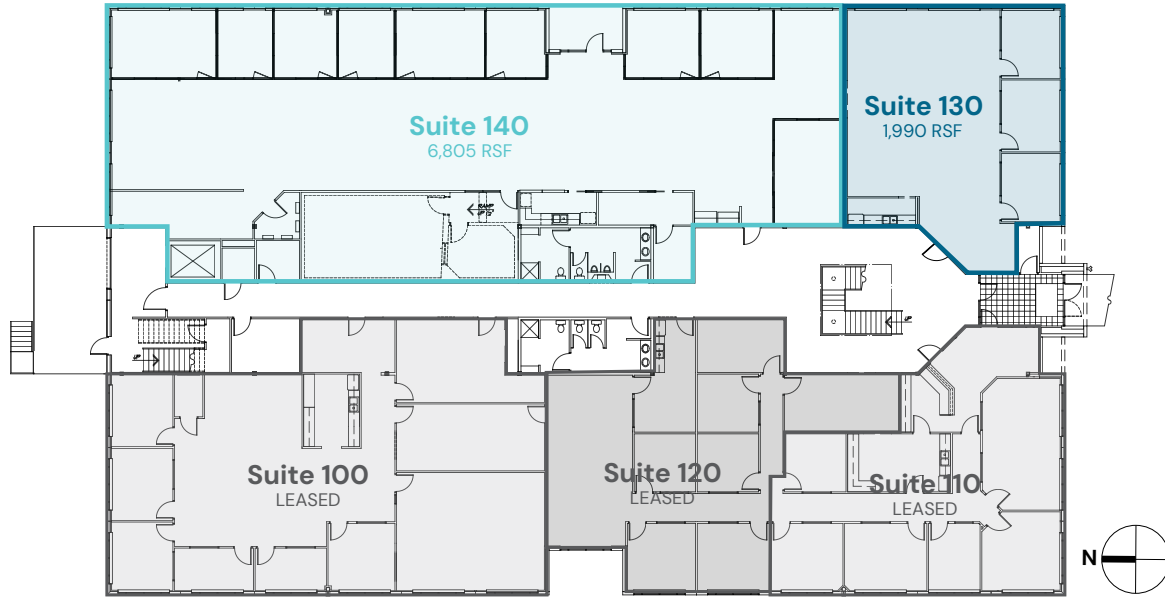


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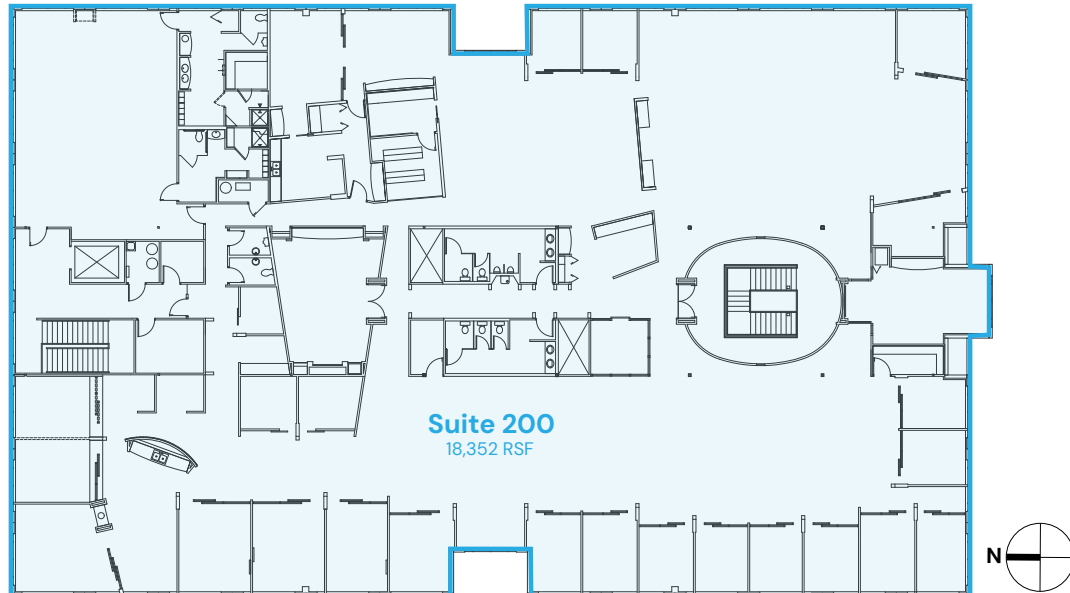
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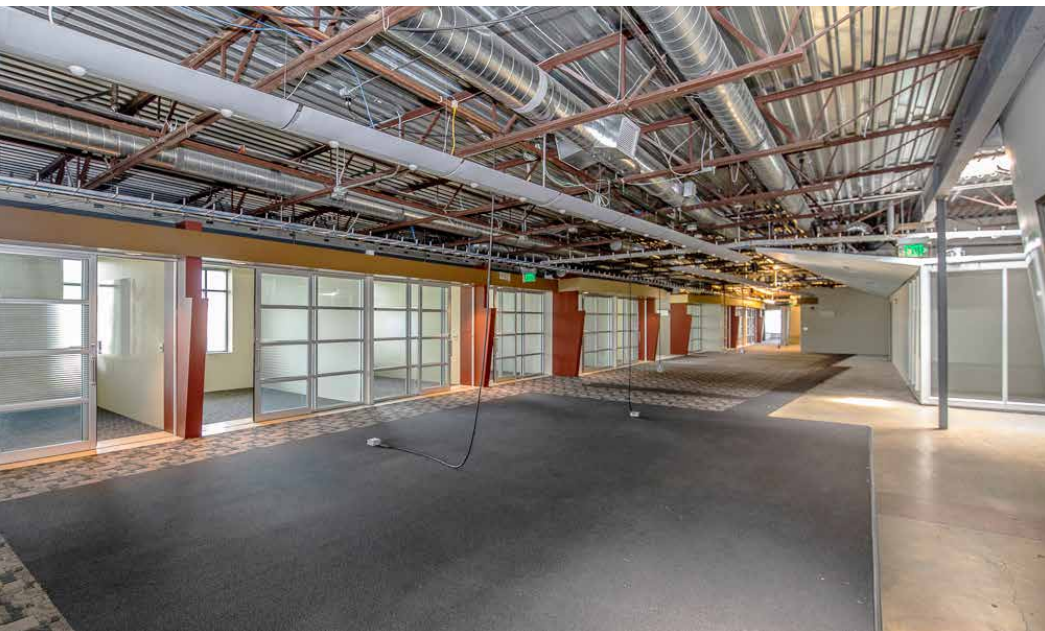
PROPERTY FLOOR PLANS

1st Floor



2nd Floor







DEMOGRAPHICS

 **POPULATION**

2 MILE RADIUS	5 MILE RADIUS	10 MILE RADIUS
<b>6,887</b>	<b>17,158</b>	<b>64,147</b>

 **EMPLOYEES**

2 MILE RADIUS	5 MILE RADIUS	10 MILE RADIUS
<b>8,375</b>	<b>13,389</b>	<b>64,150</b>

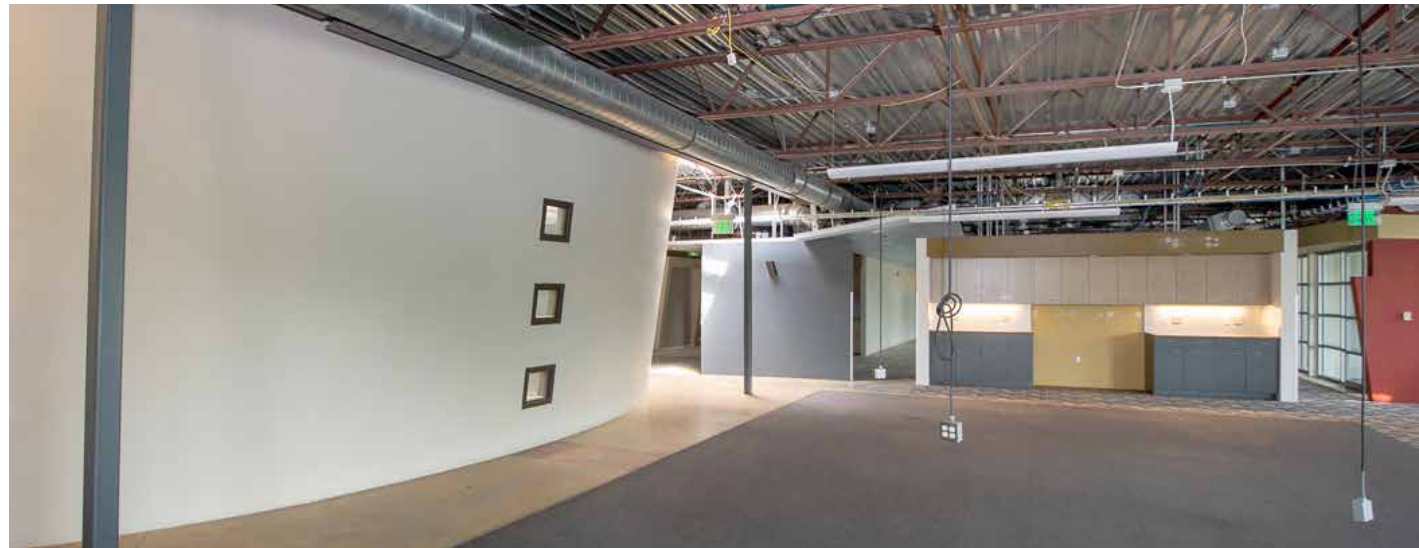
 **AVERAGE HOUSEHOLD INCOME**

2 MILE RADIUS	5 MILE RADIUS	10 MILE RADIUS
<b>\$165,643</b>	<b>\$196,128</b>	<b>\$187,366</b>

Gunbarrel is a sprawling, outdoorsy area known for hiking at Sawhill Ponds and White Rocks Trailhead, plus walking trails and wetland wildlife at Twin Lakes Open Space.


Craft breweries with lively tasting rooms draw students and visitors, and the Celestial Seasonings tea factory offers guided tours and tastings. Cafes and counter-service eateries are found around Lookout Road and the Gunbarrel Shopping Center.

Source: Google



PROPERTY LOCATION

Explore more in the area.



The map displays a residential area in Boulder, Colorado, with a red pin marking the property location at the intersection of N 71st St and Lookout Rd. Major roads shown include Diagonal Hwy (119), 63rd St, N 75th St, Gunpark Dr, Spine Rd, Williams Fork Trail, and Idylwild Trail. A QR code is provided for more information. To the right, a list of five nearby businesses is shown, each with a numbered header and its logo.

- Hampton Inn & Suites by HILTON**
- CHASE** and **SNARF'S Sandwiches**
- AMPERJANO COFFEE ROASTERS**, **Bowhaus Daycare & Boarding**, **Finkel & Garf CRAFT BEER**, and **ROLL RECOVERY**
- KING Scoopers** and **CAFE BLUE AMERICAN GRILL**
- PROTO'S** and **SANCHO'S AUTHENTIC MEXICAN RESTAURANT**

**BC BOULDER COUNTRY CLUB**