



COMMERCIAL / FLEX FOR LEASE

6655 Arapahoe Rd, Boulder, CO 80303

- Clear heights 16–18 ft throughout—suitable for racking, vehicle lifts, mezzanine build-out, or open athletic concepts.
- Ample on-site parking.
- Sufficient power in place—ideal for machining, manufacturing, R&D, or high-energy demand users.
- Below average NNN expenses.
- Zoning expressly permits: Automotive Service, Bakery, Church, Commercial Laundry, Dry Cleaning, Indoor Recreation, Machine Shop, Membership Club, Print Shop, Personal Storage, Print Shop, Retail, Veterinary Clinic, Woodworking.
- Perfect for businesses that want Boulder's address without Boulder's typical cost burden. Available suite sizes from ±3,500 – 15,000 SF (divisible).

PROPERTY OVERVIEW

SUITE E	3,635 RSF
SUITE J	3,966 RSF
LEASE RATE	\$14.60/RSF NNN Introductory rate of \$12.00/RSF NNN for six months with a 3 yr. lease or more
AVAILABLE	Suite E: Immediately Suite J: Immediately
EXPENSES (EST)	\$8.88/RSF NNN
PARKING	On-site
LEASE TERM	3 – 5 Years
ZONING	Commercial

FOR MORE INFORMATION:



Greg Fair

Principal/Senior Commercial Broker
303.449.2131 ext 131
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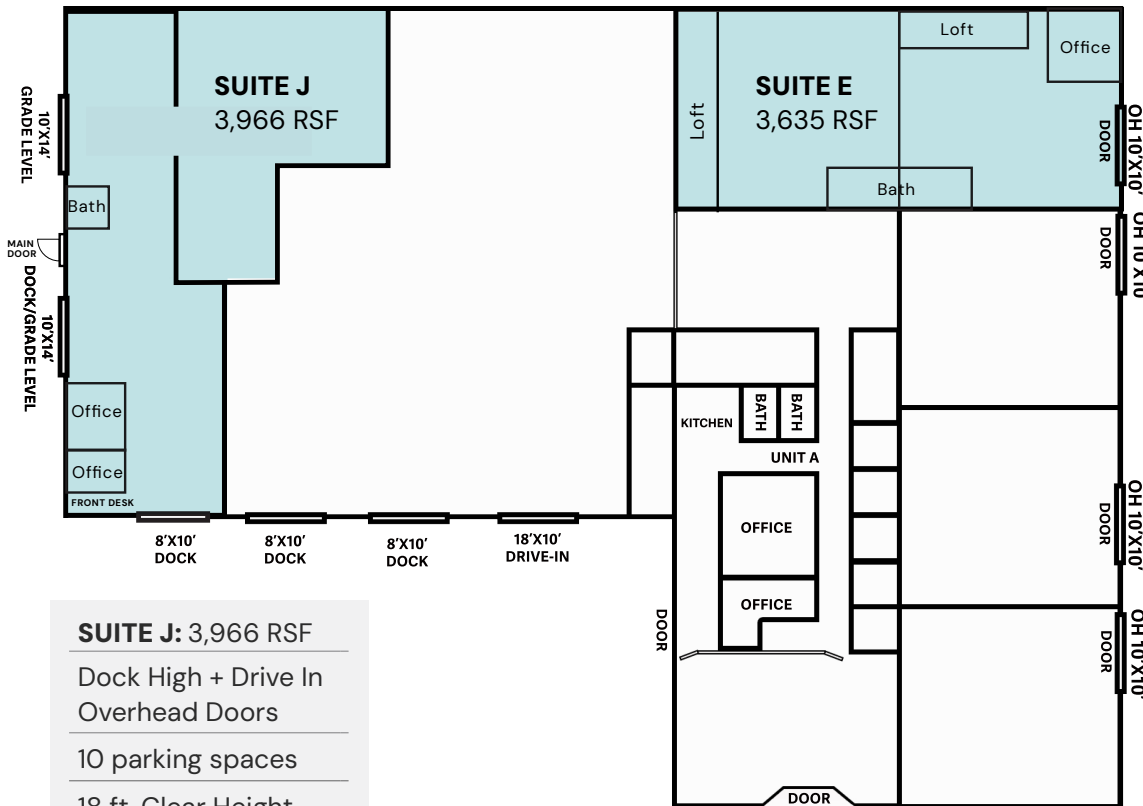


Joe Bennell

Senior Broker
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PROPERTY FLOOR PLANS

SUITE E: 3,635 RSF
 Front SF Office
 High-Bay Warehouse
 4 dedicated parking spots
 16 ft. Clear Height



SUITE J: 3,966 RSF
 Dock High + Drive In
 Overhead Doors
 10 parking spaces
 18 ft. Clear Height

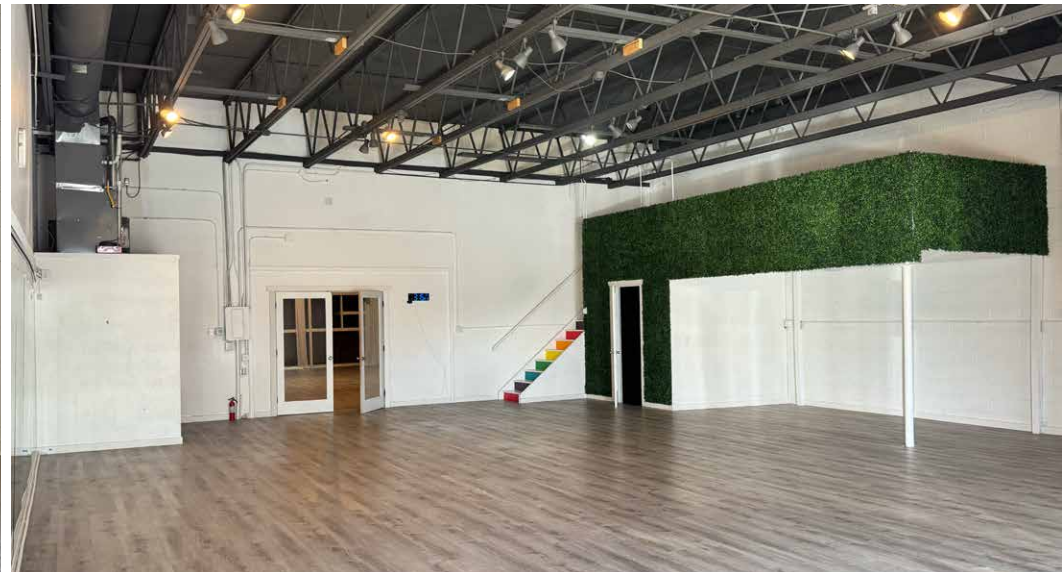


SUITE E: Arapahoe frontage

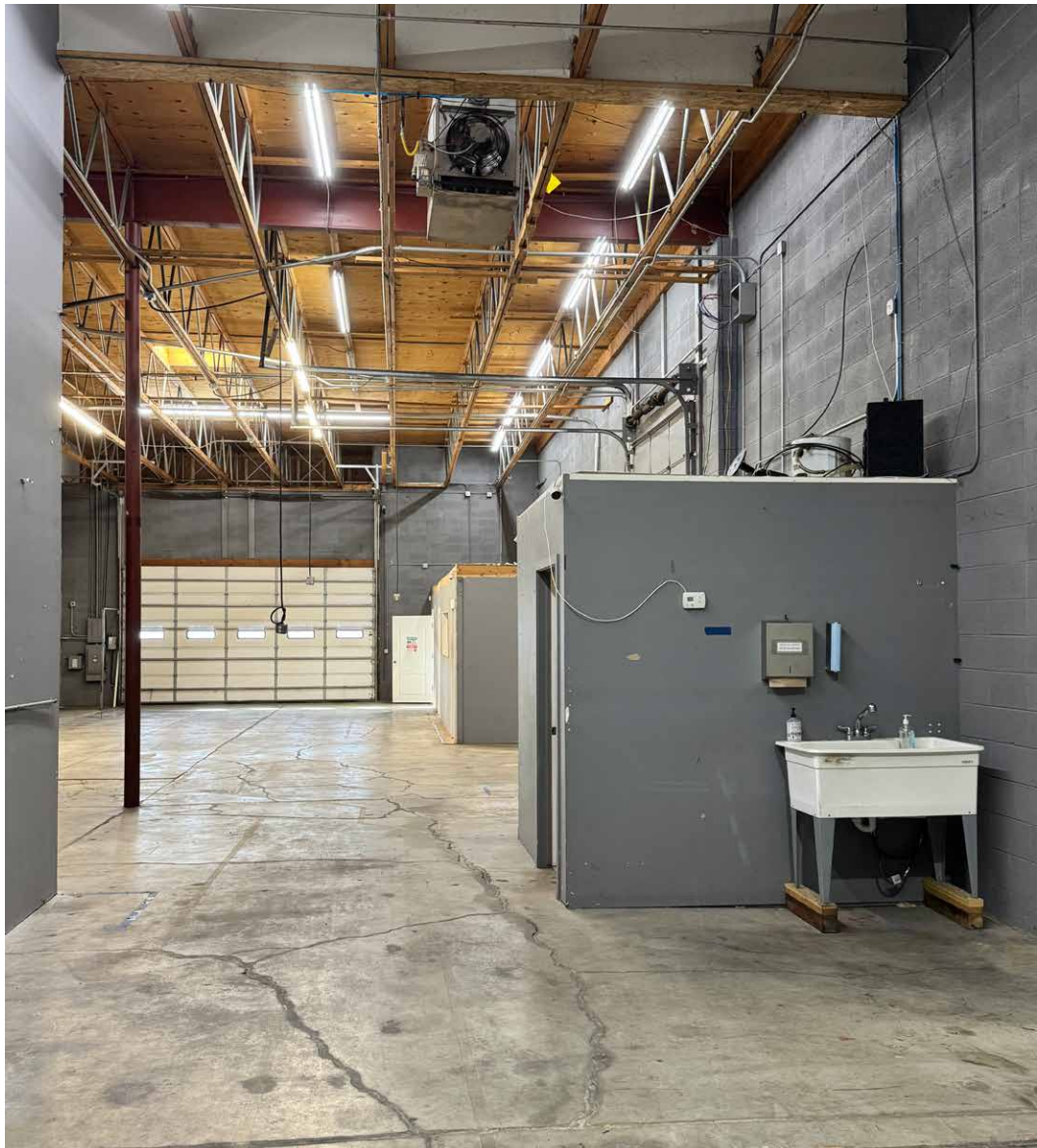
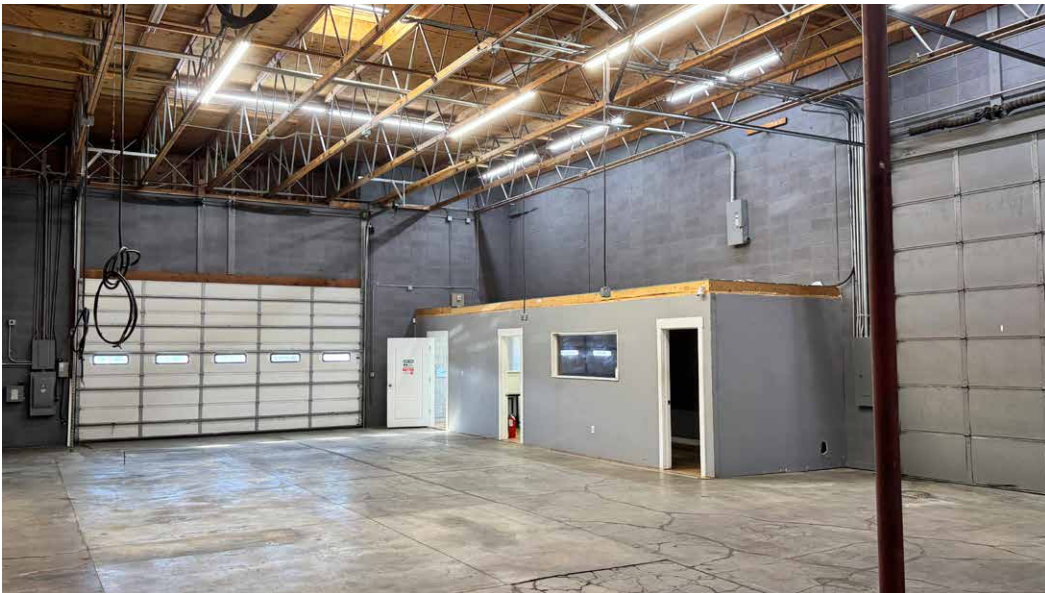


SUITE J: Views of reservoirs

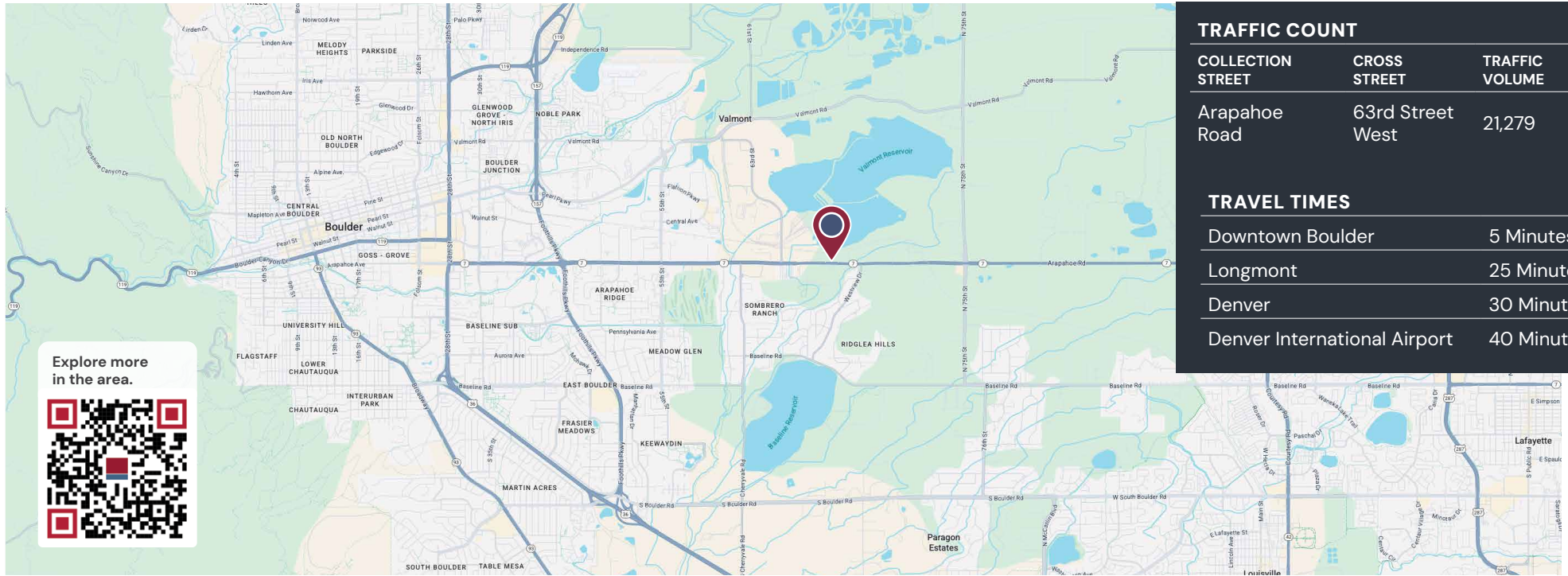
SUITE E: INTERIOR



SUITE J: INTERIOR



PROPERTY LOCATION



TRAFFIC COUNT		
COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME
Arapahoe Road	63rd Street West	21,279

TRAVEL TIMES	
Downtown Boulder	5 Minutes
Longmont	25 Minutes
Denver	30 Minutes
Denver International Airport	40 Minutes

