

\$9/SF YEAR 1 INTRO RATE*

Gunbarrel Business Center

6205-6235 Lookout Road
Boulder, CO 80301

**HIGH IMAGE OFFICE/WAREHOUSE AVAILABLE
FOR LEASE**

±2,650 - 9,282 SF

BUZZ MILLER

buzz.miller@streamrealty.com

T: 303.957.5302

PETER BEUGG, SIOR

peter.beugg@streamrealty.com

T: 303.957.5320

 **BERKELEY**
PARTNERS


STREAM



Property Highlights

- Brand new spec suite with high quality office finishes
- Visibility on the Diagonal Highway (US 119)
- Located in the high-demand NW submarket



Climate controlled warehouse with mountain views.



Boulder County location in the central portion of the Gunbarrel Business district with superior highway visibility and access.



Large block of industrial/flex space available.



	BUILDING	AVAILABLE SPACE	AVAILABILITY	LOADING	CLEAR HEIGHT	POWER	YEAR BUILT	NNN EXPENSES	LEASE RATE	ZONING
SUITE F	6205	2,650 SF	Immediate	1 Drive-In	11'10" - 12'11"	TBV	1985	\$7.60/SF (2026 est.)	Contact Broker	I-G (City of Boulder)
SUITE A	6235	±6,507 SF	Nov. 1, 2026	1 Dock-High & 1 Drive-In	15'4" - 16'4"	TBV	1985	\$7.60/SF (2026 est.)	Contact Broker	I-G (City of Boulder)
SUITE E	6235	±9,282 SF	Immediate	1 Dock-High & 1 Drive-In	15'4" - 16'4"	2 x 200 amp panels (TBV)	1985	\$7.60/SF (2026 est.)	\$9/SF year 1*	I-G (City of Boulder)

*Valid for Suite E in 6235 only. New tenants only. Minimum three-year lease term. Lease must be signed before 9/30/2026.

6205-6235 LOOKOUT ROAD | BOULDER, CO 80301

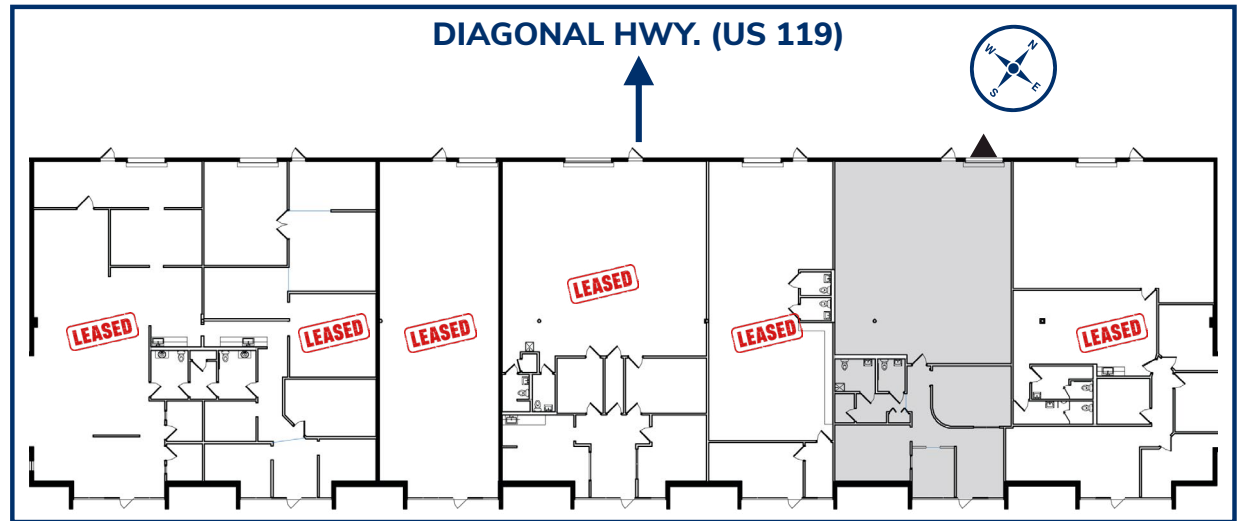
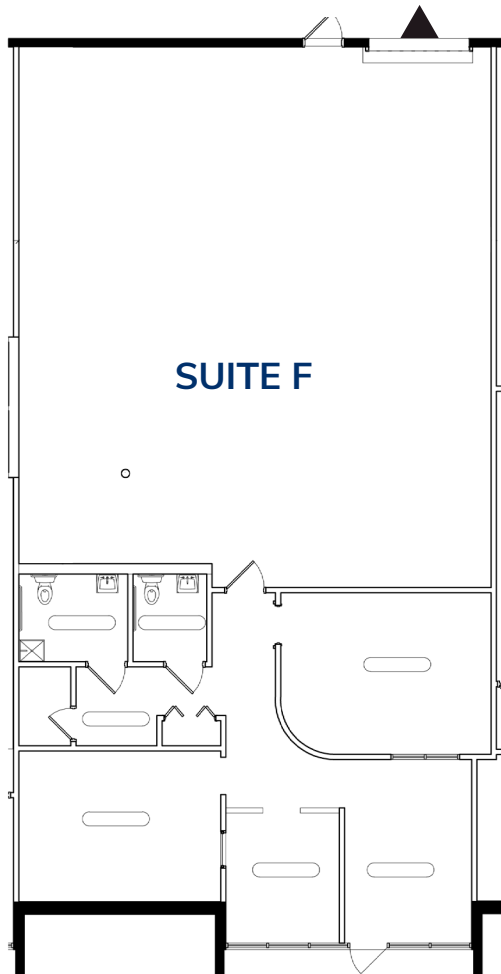


Floor Plans - 6205 Lookout Rd.

SUITE F

±2,650 SF

- 1,576 SF Warehouse
- ±1,074 SF Office Space
- 1 Drive-In Door
- Available Immediately



▲ Drive-In Doors

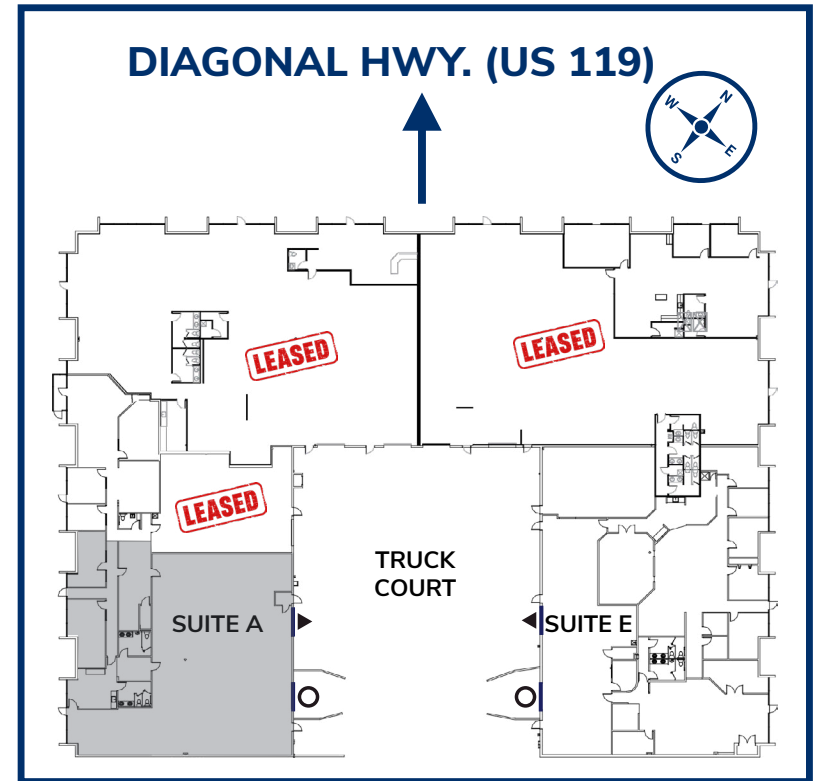
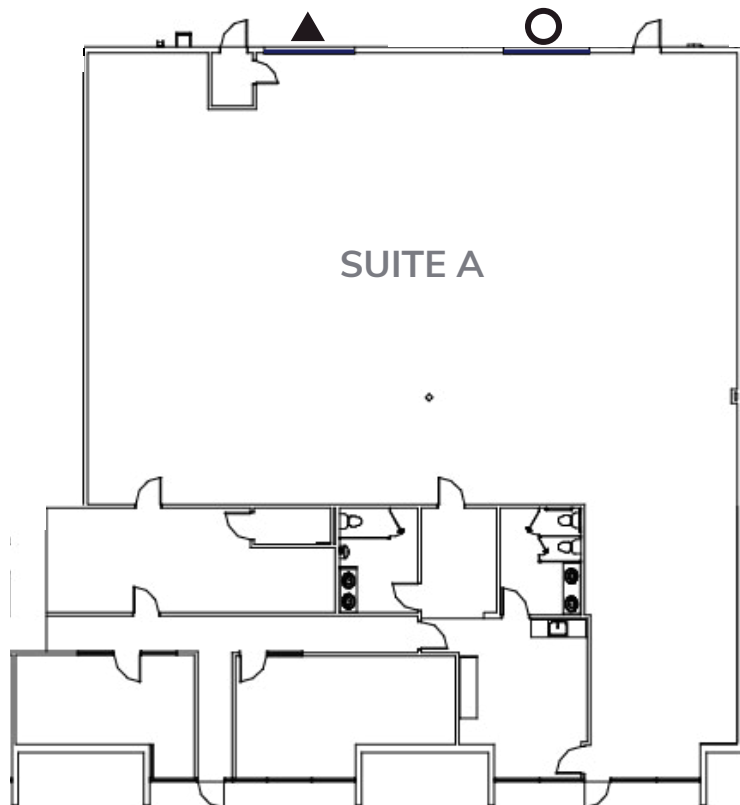
○ Dock-High Doors



Floor Plans - 6235 Lookout Rd.

SUITE A ±6,507 SF

- ±2,032 SF Office Space
- 1 Drive-In Door (10' x 12'),
1 Dock-High Door (10' x 12')
- Available November 1, 2026



▲ Drive-In Doors

○ Dock-High Doors

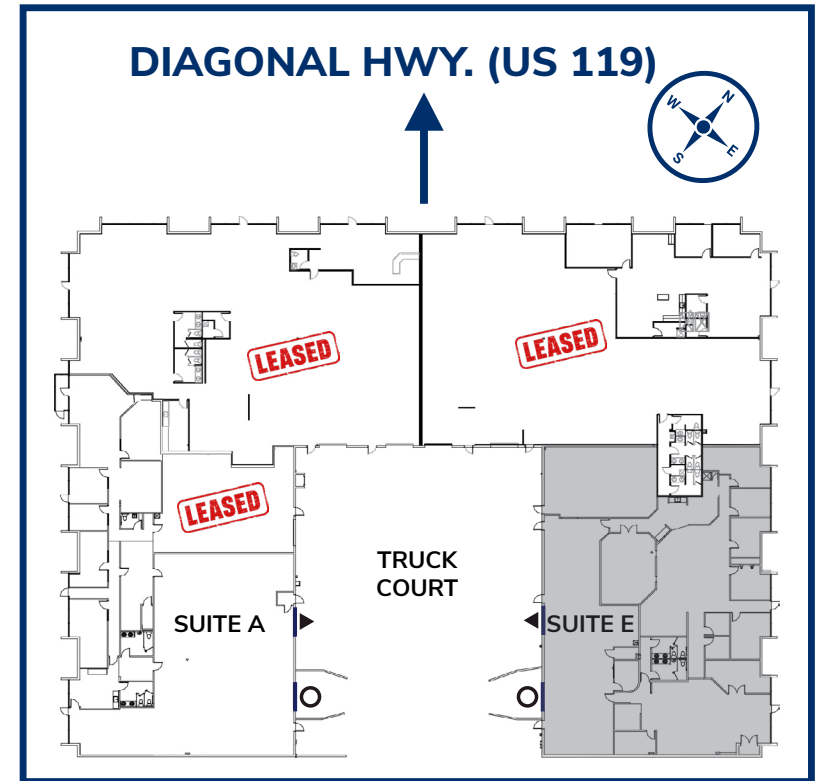
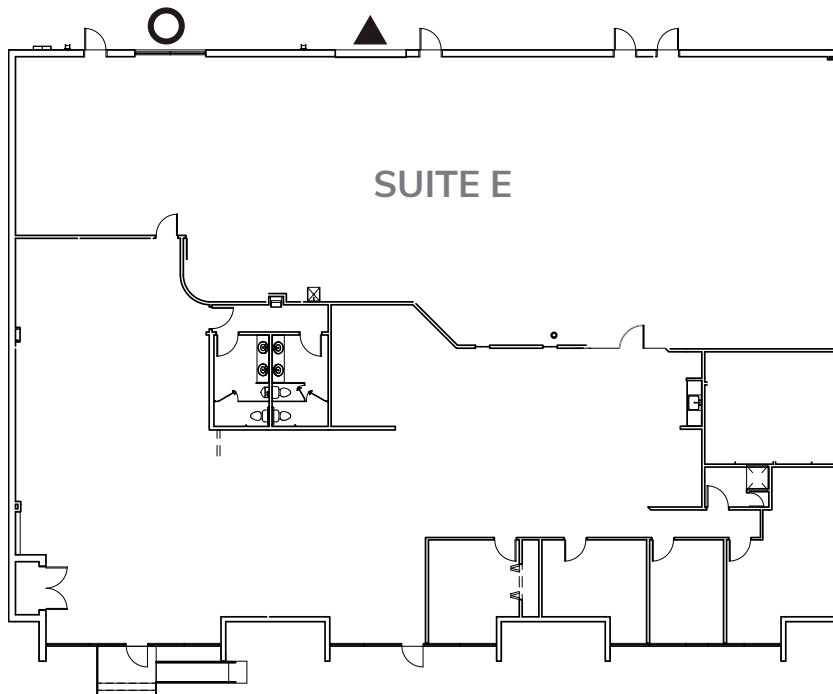
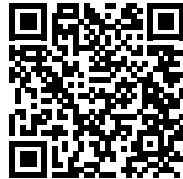


Floor Plans - 6235 Lookout Rd.

SUITE E ±9,282 SF

- ±5,788 SF Office Space
- 1 Drive-In Door
1 Dock-High Door
- 2 x 200 amp panels (TBV)
- Available Immediately

SCAN OR CLICK
FOR 360 TOUR!

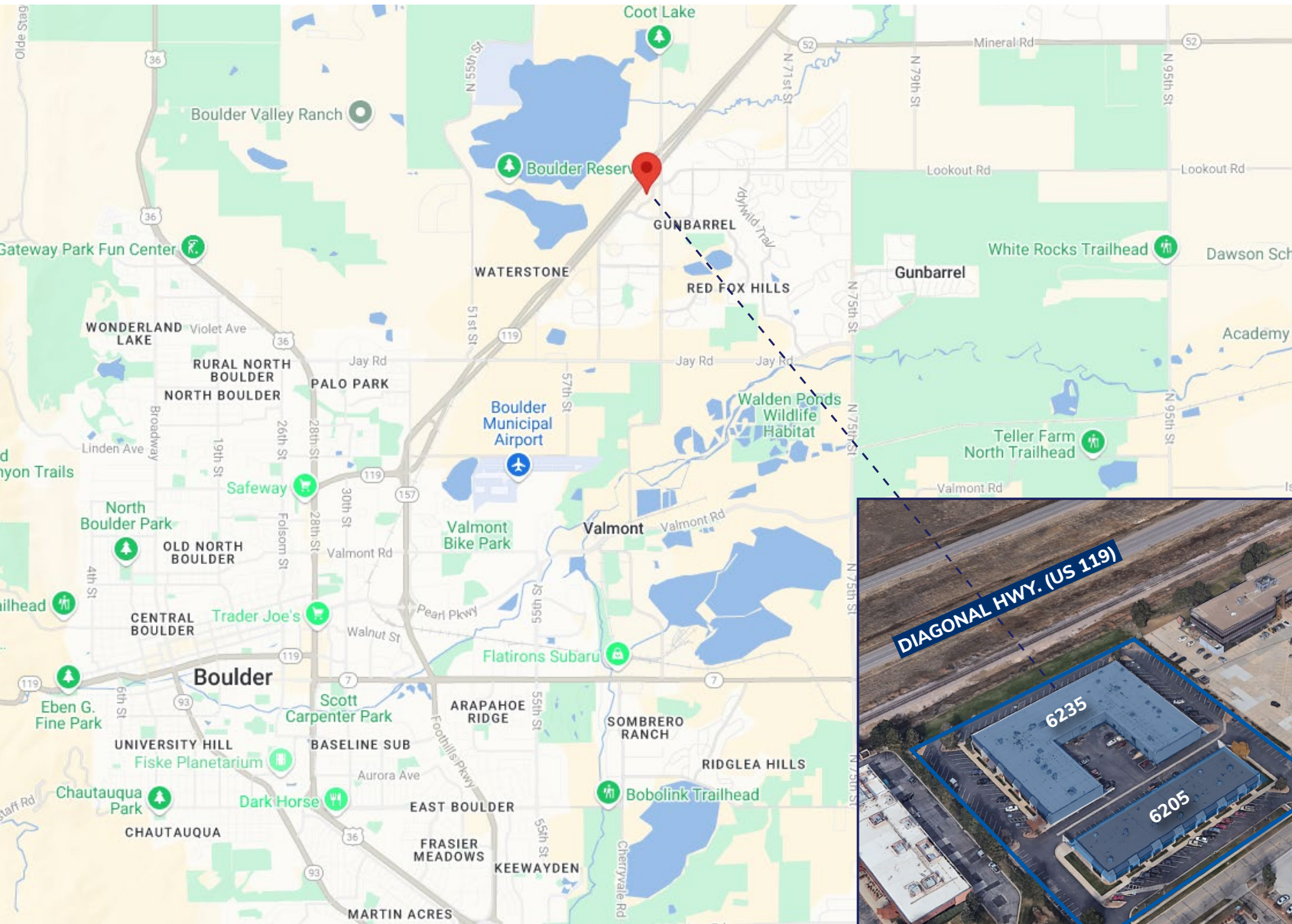


▲ Drive-In Doors

○ Dock-High Doors



Location



BUZZ MILLER
buzz.miller@streamrealty.com
T: 303.957.5302

PETER BEUGG, SIOR
peter.beugg@streamrealty.com
T: 303.957.5320