



INDUSTRIAL / FLEX / OFFICE SPACES FOR LEASE/SALE

6395 Gunpark Drive, Boulder, CO 80301

Discover a flexible industrial/flex and office opportunity in the heart of Gunbarrel, now available for sale and for lease. Ground-floor flex Units K and L offer a combined 4,431 RSF, with wide-open layouts, 12' clear height, 10' x 10' drive-in doors, and full HVAC throughout. The second-floor office suites total 2,899 SF and offer a mix of leased income-producing suites and vacant suites available for immediate occupancy. All suites can be leased/purchased together or separately.

This is an ideal opportunity for an owner-user, investor, or business looking to secure a Boulder address with built-in flexibility. Located within walking distance to restaurants, coffee shops, shopping, and nearby amenities, 6395 Gunpark Dr. offers excellent value in a convenient, amenity-rich Gunbarrel location.

LEASE INFORMATION

INDUSTRIAL/FLEX SPACES (GROUND FLOOR)

Both spaces can be combined for total of 4,431 RSF

SUITE K: 2,229 RSF \$11.00/RSF NNN
Expenses (Est) \$7.52/RSF Does not include utilities.

SUITE L: 2,202 RSF \$11.00/RSF NNN
Expenses (Est) \$7.56/RSF Does not include utilities.

OFFICE SPACES (2ND FLOOR)

Both spaces can be combined for total of 1,115 RSF

SUITE W: 593 RSF \$5.00/RSF NNN
Expenses (Est) \$9.80/RSF Includes utilities.

SUITE X: 522 RSF \$5.00/RSF NNN
Expenses (Est) \$9.72/RSF Includes utilities.

SALE INFORMATION

ALL UNITS: 7,330 SF \$1,234,080 (\$168/SF)

INDUSTRIAL/FLEX SPACES (GROUND FLOOR)

Units K&L can be purchased together or separately.

SUITE K: 2,229 SF* \$445,800 (\$200/SF)

SUITE L: 2,202 SF* \$440,400 (\$200/SF)

SUITES K & L: 4,431 SF* \$886,200 (\$200/SF)

OFFICE SPACES (2ND FLOOR)

Units can be purchased together or separately.

SUITE U: 510 SF* \$61,200 (\$120/SF) Leased: 12/2026

SUITE V: 606 SF* \$72,720 (\$120/SF) Leased: 12/2026

SUITE W: 593 SF* \$71,160 (\$120/SF) Vacant

SUITE X: 522 SF* \$62,640 (\$120/SF) Vacant

SUITE Y: 668 SF* \$80,160 (\$120/SF) Leased: 4/2027

SUITES U, V, W, X, & Y: 2,899 SF* \$347,880 (\$120/SF)

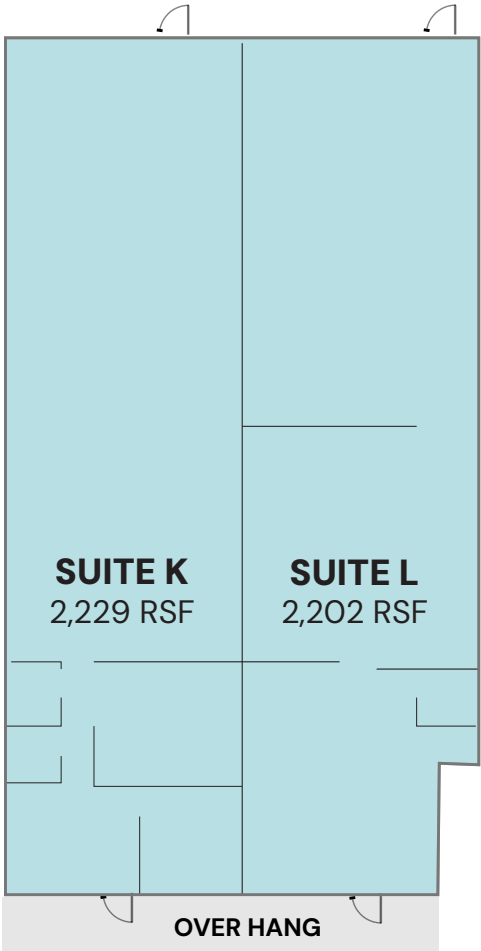
**Source - Landlord*

FOR MORE INFORMATION:

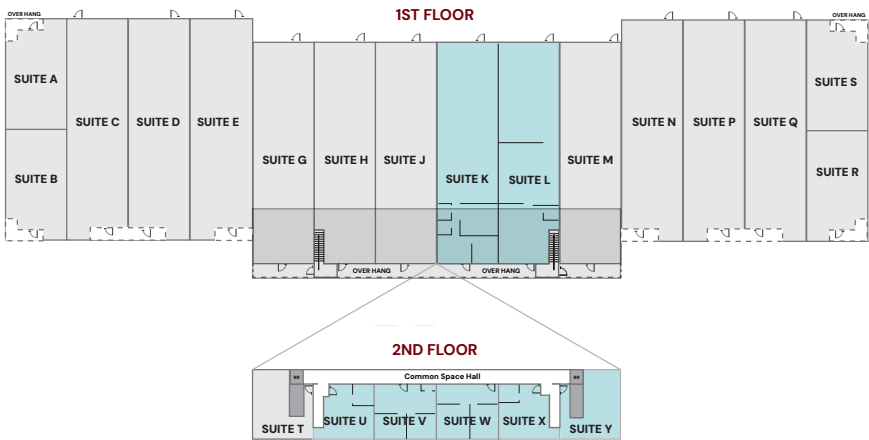
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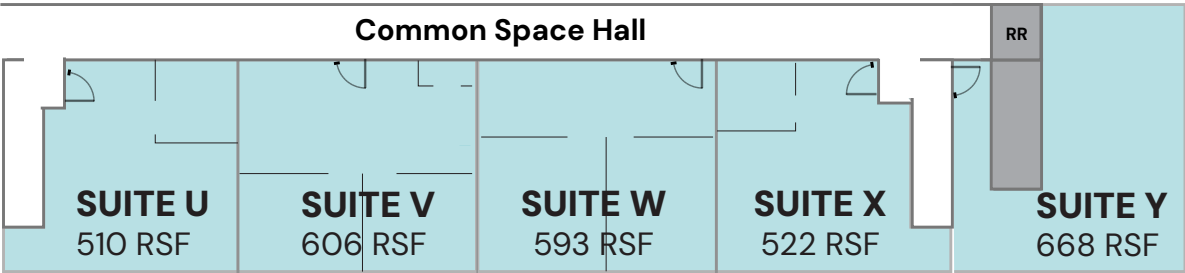
SUITES K & L (GROUND FLOOR)



SITE PLAN



SUITES U-Y (2ND FLOOR)



1ST FLOOR FLEX SPACE



1ST FLOOR FLEX SPACE



2ND FLOOR OFFICE SPACE



2ND FLOOR OFFICE SPACE

**FEATURE HIGHLIGHTS**

Central Location



Flex Space



Drive-In Door



Near Restaurants



On Bus Route



Parking

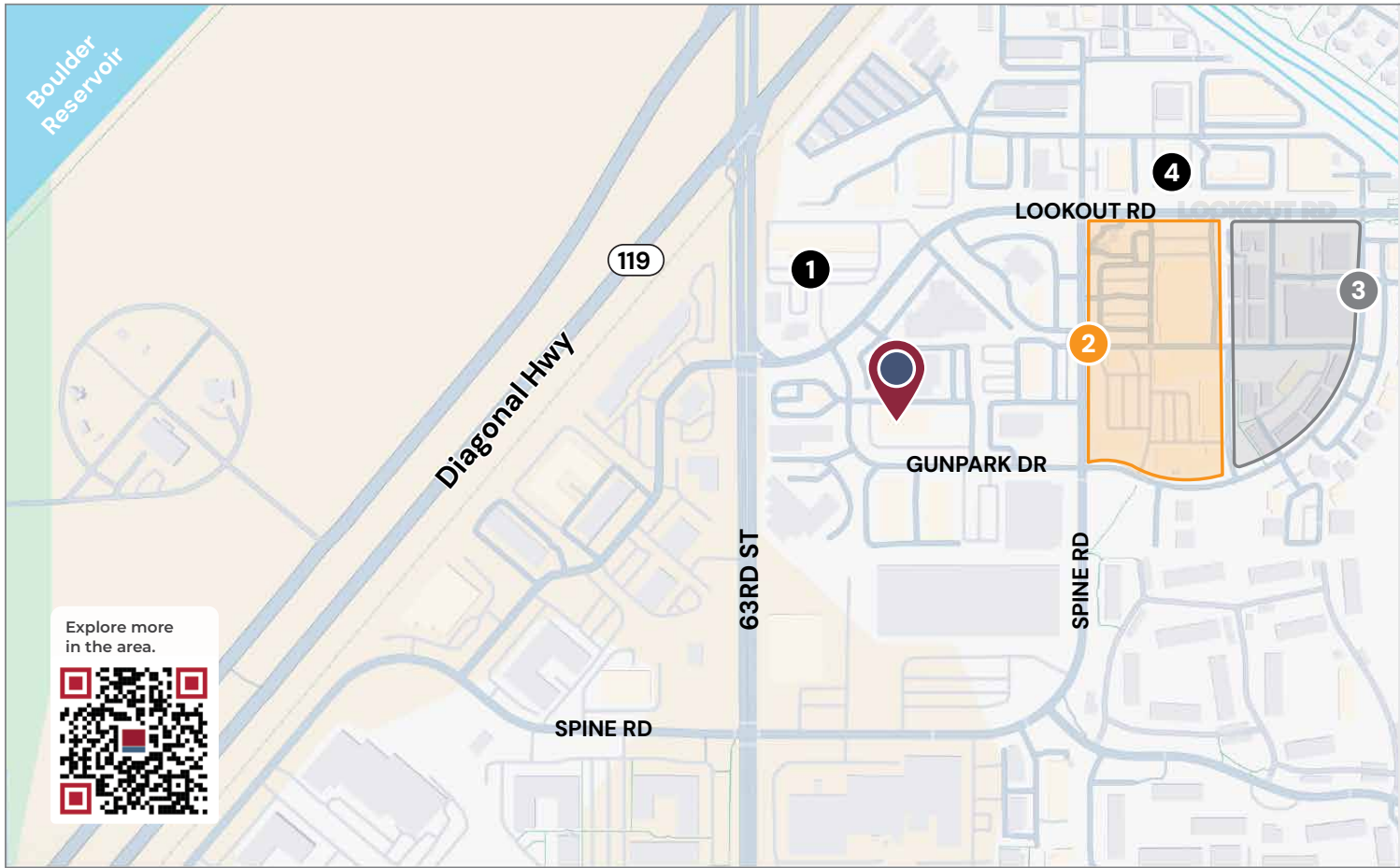


PROPERTY LOCATION

Boulder Reservoir

Explore more in the area.





1



2







3



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For a complete disclaimer, please see page one of this brochure.

