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**DEAN CALLAN & COMPANY, INC.**  
1510 28th Street, Suite 200  
Boulder, Colorado 80303  
303.449.1420 | [www.deancallan.com](http://www.deancallan.com)

## SINGLE OFFICES & SMALL SUITES FOR LEASE

6260 LOOKOUT ROAD  
BOULDER, COLORADO 80301

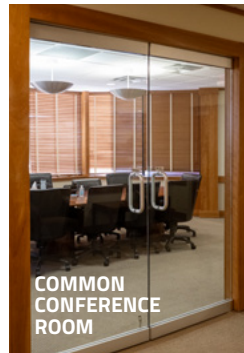
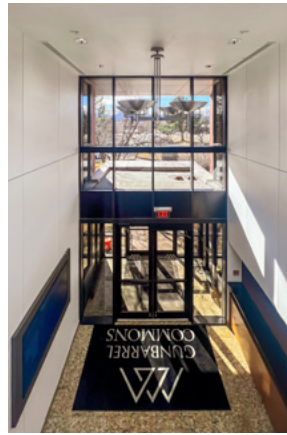
**Single Offices and Office Suites Available!** Gunbarrel Commons is located in the vibrant Gunbarrel Business Park. It offers quick access to Boulder, Longmont, Niwot, and I-25 via Highway 52 and Diagonal Highway 119, and is just steps away from a variety of recreational, dining, and service amenities. 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



All information furnished regarding this property is obtained from sources deemed reliable. Dean Callan & Company, Inc. makes no representation, guarantee or warranty, expressed or implied, as to the accuracy thereof.

AVAILABLE

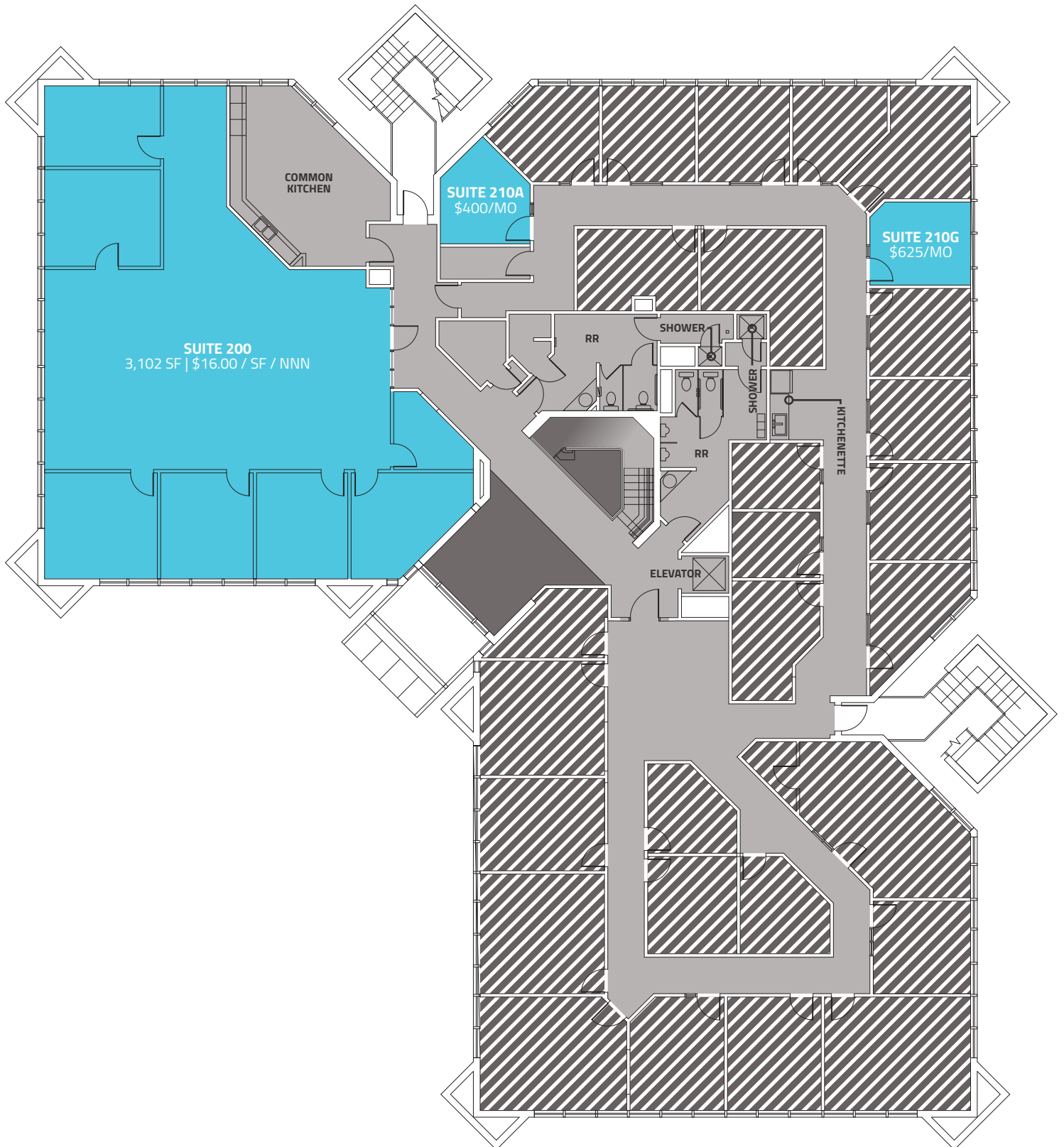
SUITE	SIZE (RSF)	LEASE RATE
Suite 200	3,102	\$16.00 / SF / NNN (Expenses: \$9.51/SF+ Utilities (Est.2026))
210A	255	\$400/MO MG*
210G	244	\$625/MO MG*

*\*Utilities \$20/MO, \$15/MO Internet Charge*



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2ND LEVEL





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