

**5600 Arapahoe Avenue**  
Boulder, CO

## Updated Small Office Suites in East Boulder

**Michael-Ryan McCarty**  
mccarty@gibbonswhite.com  
(303) 586-5939

**Patrick Weeks**  
patrick@gibbonswhite.com  
(303) 586-5935

**Rent Boulder Now**  
info@rentboulder.com  
(303) 494-6908  
www.rentbouldernow.com  
  
www.gibbonswhite.com

[Property Info & Gallery](#)

[View Map](#)

Available Space	722 - 5,189 / sq. ft.
Individual Offices & Small Suites	\$700 - \$1,445 / Month Gross
Lease Rate / sq. ft.	\$15.00 - \$21.00 NNN
Expenses / sq. ft.	\$13.41*

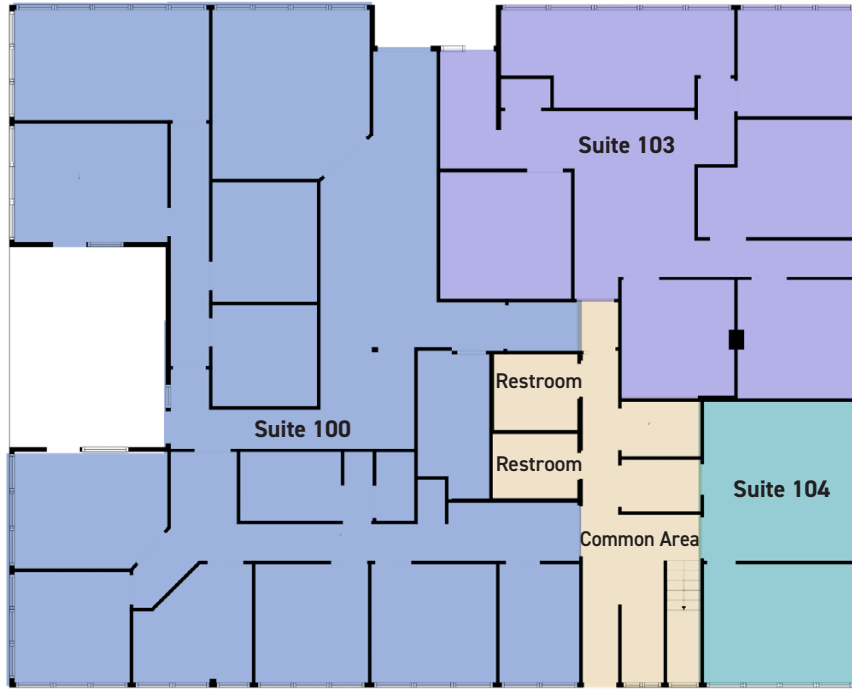
*\*Including Utilities*

- **Suite 100** - Great First Floor Suite with Reception Area, Conference Room, Kitchenette, & Nice Mix of Offices on the Glass
- **Suite 103** - First Floor Suite with 6 Private Offices & Open Workspace/Waiting Area
- **Suite 104** - 2 Very Large Offices with Bright South & East Facing Walls of Windows
- **Suite 200** - Fully Remodeled, Bright & Spacious Shared Suite with Individual Offices, West & North-Facing Operable Windows, Kitchenette & Waiting Areas
- **Suite 208** - Second Floor approximate 8 ft. by 11 ft. Single Office
- **Suite 209** - Bright Office Suite with 3 Large Private Offices, Private Balcony & Welcoming Waiting Room/Bullpen
- Adjacent to Flatirons Golf Course & Close to Boulder Creek Bike Path
- Great Neighborhood Restaurants & Breweries Including Blackbelly, Pica's Mexican, Ozo Coffee, Snarf's, Le Frigo, Wild Provisions 4 Noses Brewing & Upslope Brewing
- Lush Landscaping & Gardens with Outdoor Sitting Areas
- Ample Free Parking & Direct Access to Arapahoe Ave & 55th Street

© 2026 Gibbons-White, Inc.

**First Floor**

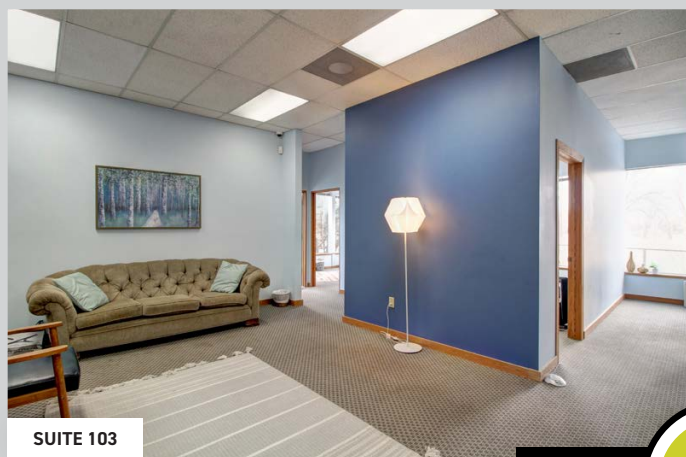
**5,189 sq. ft.**  
**\$15.00 NNN**  
**\$12,285/Mo. Gross**



**Suite 100**  
**2,802 sq. ft.**  
**\$15.00 NNN**  
**\$6,634/Mo. Gross**

**Suite 103**  
**1,665 sq. ft.**  
**\$15.00 NNN**  
**\$3,942/Mo. Gross**

**Suite 104**  
**722 sq. ft.**  
**\$15.00 NNN**  
**\$1,709/Mo. Gross**

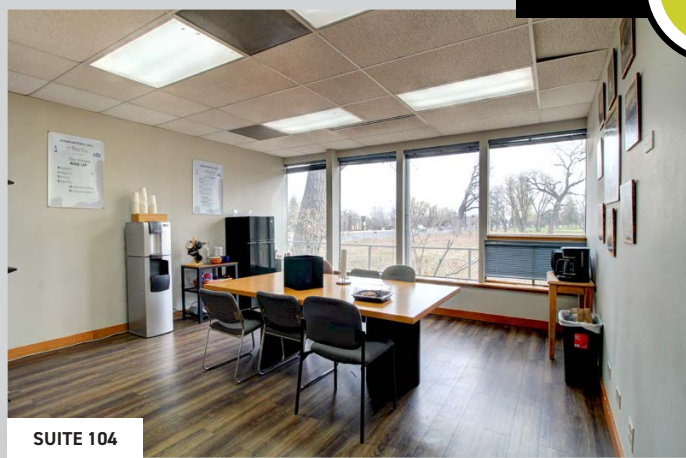


SUITE 103



SUITE 103

**VIDEO TOUR**

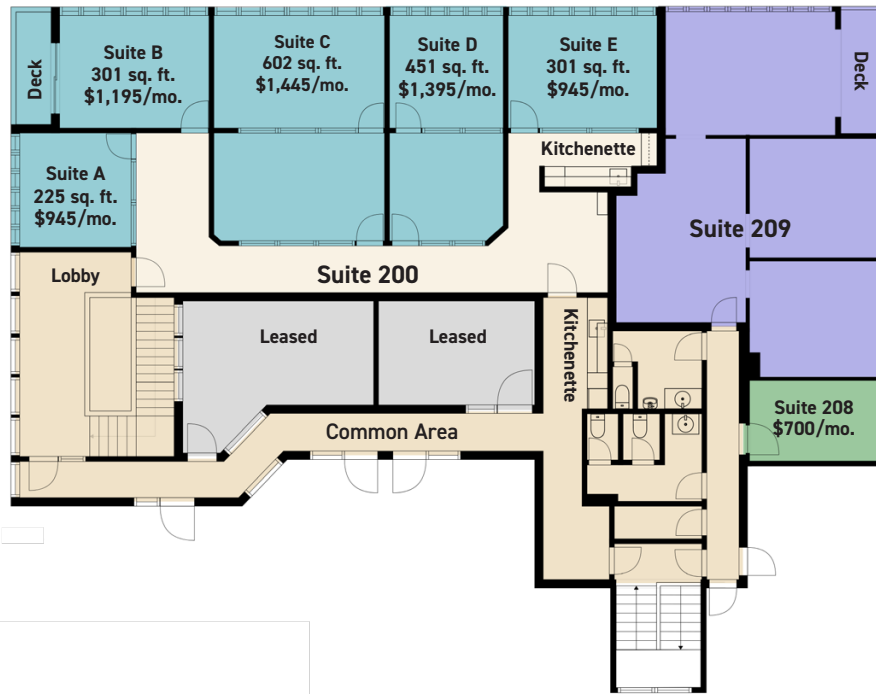


SUITE 104



SUITE 104

**Second Floor**



**Suite 200**  
1,880 sq. ft.  
\$19.10 NNN  
\$5,092/Mo. Gross

**Suite 209**  
814 sq. ft.  
\$21.00 NNN  
\$2,334/Mo. Gross



**LOBBY**



**SUITE 208**



**SUITE 200E**



**SUITE 209**