

# UNIQUE HIGH-TECH SPACE FOR SALE/LEASE

7007 Winchester Cir, Boulder, 80301





## PROPERTY HIGHLIGHTS


**This building is perfect for a high-tech or bio-tech company** as either a full 2nd floor user or further divided suites on the first floor. **The building has recently been updated with a building wide ionization air purification system.** Market Tenant Improvement Allowance available (to be negotiated).


 [CLICK HERE FOR VIDEO TOUR](#)


<b>Available SF</b>	27,148 RSF (18,352 contiguous RSF)
<b>Timing</b>	Now
<b>Lease Rate</b>	\$17.95/RSF NNN
<b>Expenses (Est)</b>	\$8.33/RSF (+ utilities & janitorial)
<b>Sale Price</b>	\$9,215,000 (\$255/SF)
<b>Building Size</b>	36,136 SF
<b>Zoning</b>	IM-D


 Building-wide ionization air purification system

 Two (2) loading slips


 Multiple fiber optic providers in building

 Borders open space  
Beautiful mountain

 Common area restrooms with showers

 Convenient access to surrounding cities

 Freight-sized elevator

 Ample on-site parking

**W. Scott Reichenberg**  
President/Principal  
Senior Commercial Broker  
303.449.2131 ext 130  
scott@coloradogroup.com

**Micah Loeb**  
Senior Commercial Broker  
303.449.2131 ext 127  
micah@coloradogroup.com

**Susan Chrisman**  
Principal/Managing Broker  
303.449.7475  
susan@elevatedboulder.com

**Valerie Johnson, CPM**  
Principal/Broker Associate  
303.449.7475  
valerie@elevatedboulder.com



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## PROPERTY PHOTOS



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

The Colorado Group, Inc. | 3101 Iris Avenue, Suite 240, Boulder, CO 80301 | 303-449-2131 | [www.coloradogroup.com](http://www.coloradogroup.com)

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## LOCATION SUMMARY/DEMOGRAPHICS

### GUNBARREL

Gunbarrel is a sprawling, outdoorsy area known for hiking at Sawhill Ponds and White Rocks Trailhead, plus walking trails and wetland wildlife at Twin Lakes Open Space. Craft breweries with lively tasting rooms draw students and visitors, and the Celestial Seasonings tea factory offers guided tours and tastings. Cafes and counter-service eateries are found around Lookout Road and the Gunbarrel Shopping Center. — Google

POPULATION		
2 MILE RADIUS	5 MILE RADIUS	10 MILE RADIUS
<b>6,887</b>	<b>17,158</b>	<b>64,147</b>
EMPLOYEES		
2 MILE RADIUS	5 MILE RADIUS	10 MILE RADIUS
<b>8,375</b>	<b>13,389</b>	<b>64,150</b>
AVERAGE HOUSEHOLD INCOME		
2 MILE RADIUS	5 MILE RADIUS	10 MILE RADIUS
<b>\$165,643</b>	<b>\$196,128</b>	<b>\$187,366</b>

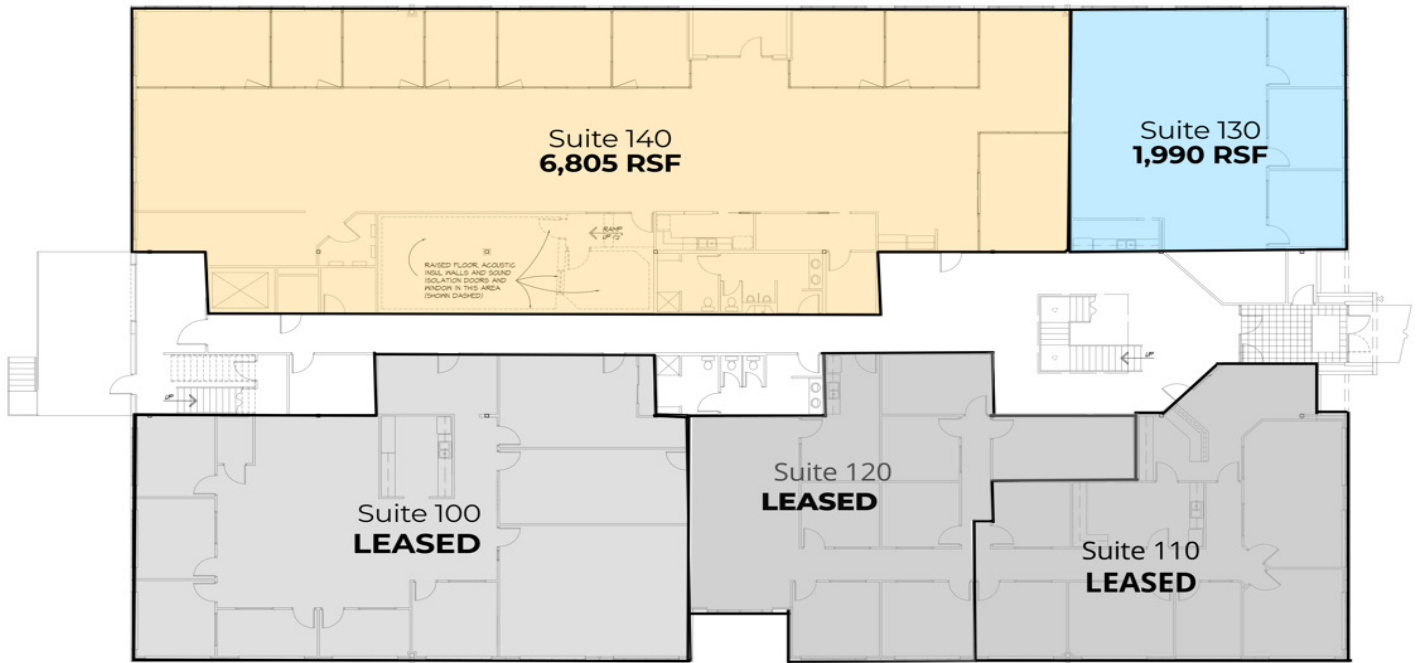
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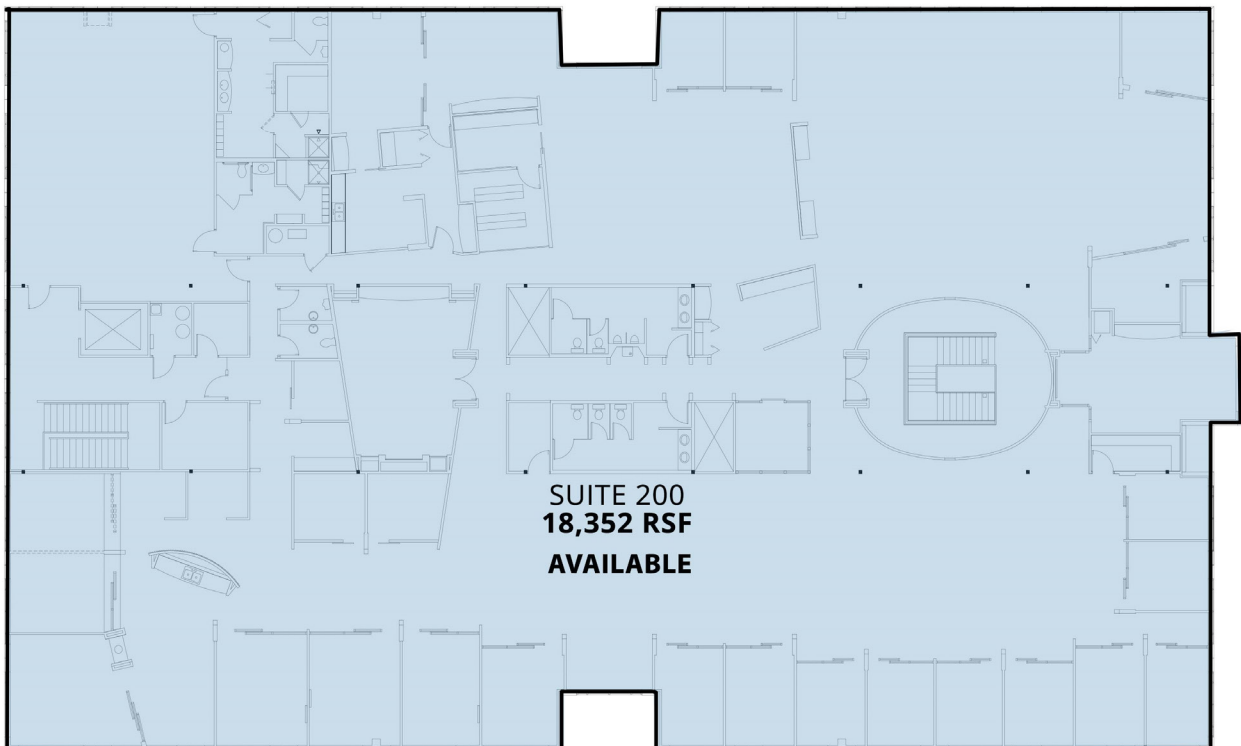
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## PROPERTY FLOOR PLANS



### First Floor



### Second Floor

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## PROPERTY LOCATION



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