



100 Superior Plaza Way

Superior, CO

Spectacular Superior Office

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Property Info & Gallery

View Map

Suite 240	1,457 sq. ft.
Suite 260	2,928 - 18,667 sq. ft.
Lease Rate / sq. ft.	\$18.50 - \$20.00 NNN
Expenses / sq. ft.	\$14.00*

**Not Including Utilities*

- Fantastic Second Floor Office with Sweeping Western Mountain Views, Abundant Light from Incredible Window Lines, Showers & Locker Rooms
- **Suite 240** – Efficient Office Space with 2 Private Offices, High-Quality Finishes & Beautiful Western Views
- **Suite 260** – Spectacular Suite with Open Workspace & Mix of Private Offices, Conference & Meeting Rooms, Phone Booths, Large Break Area / Kitchenette, Open Ceiling & Windows on Three Sides
- In-Place Furniture Available at No Additional Cost
- Building Signage Visible to a Total of 112,766 Vehicles per Day from US 36 & McCaslin Blvd (2020 & 2022 MPSI Estimate)
- Parking Ratio 4.23 : 1,000 SF with 2 Electric Vehicle Charging Stations
- Adjacent Downtown Superior & Surrounded by Restaurants, Brewpub, Coffee, Groceries & Shopping

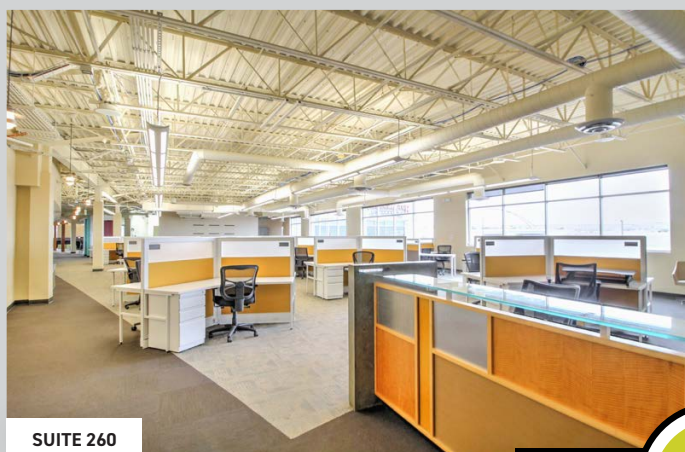
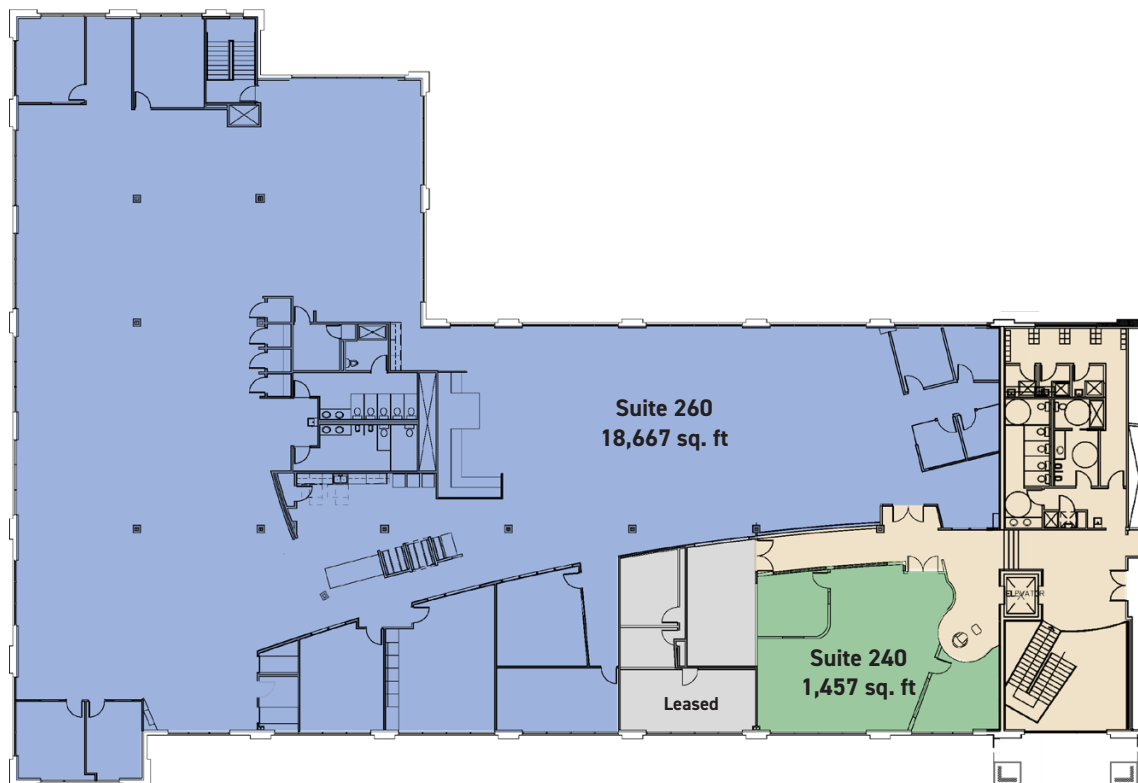
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2305 Canyon Blvd, Suite 200, Boulder, CO 80302 • (303) 442-1040

The information included has been obtained from sources believed reliable. While we do not doubt the accuracy, it is unverified and no representation is being made.

2nd Floor

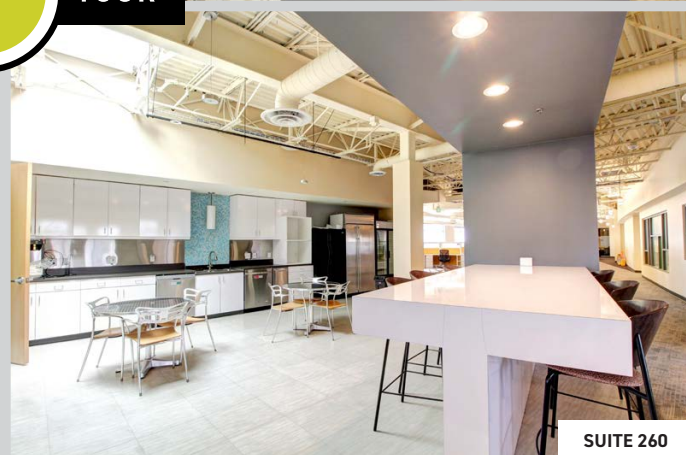
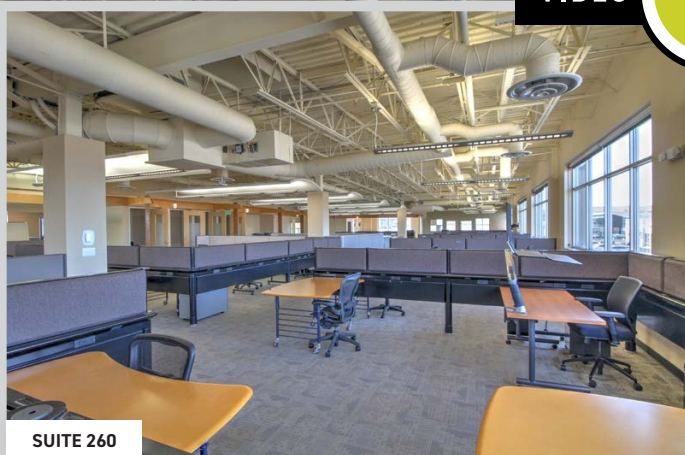
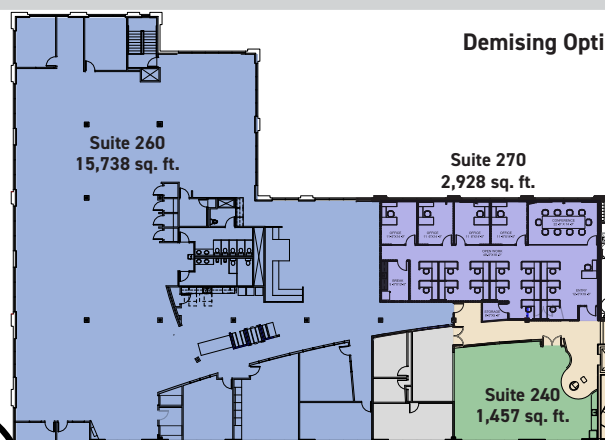


VIDEO



TOUR

Demising Options



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SUITE 260

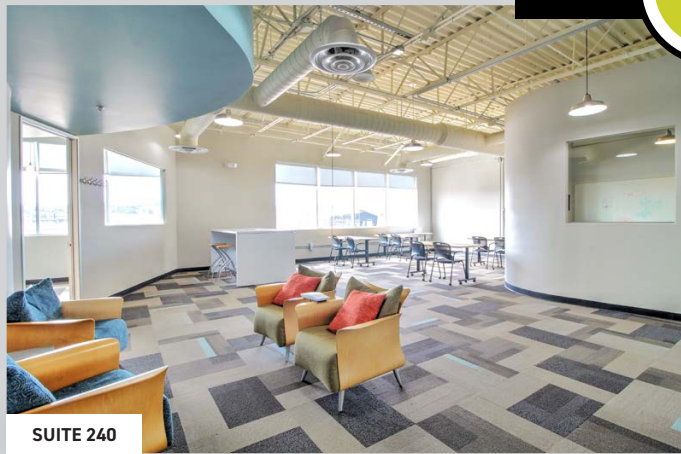


SUITE 260

VIDEO



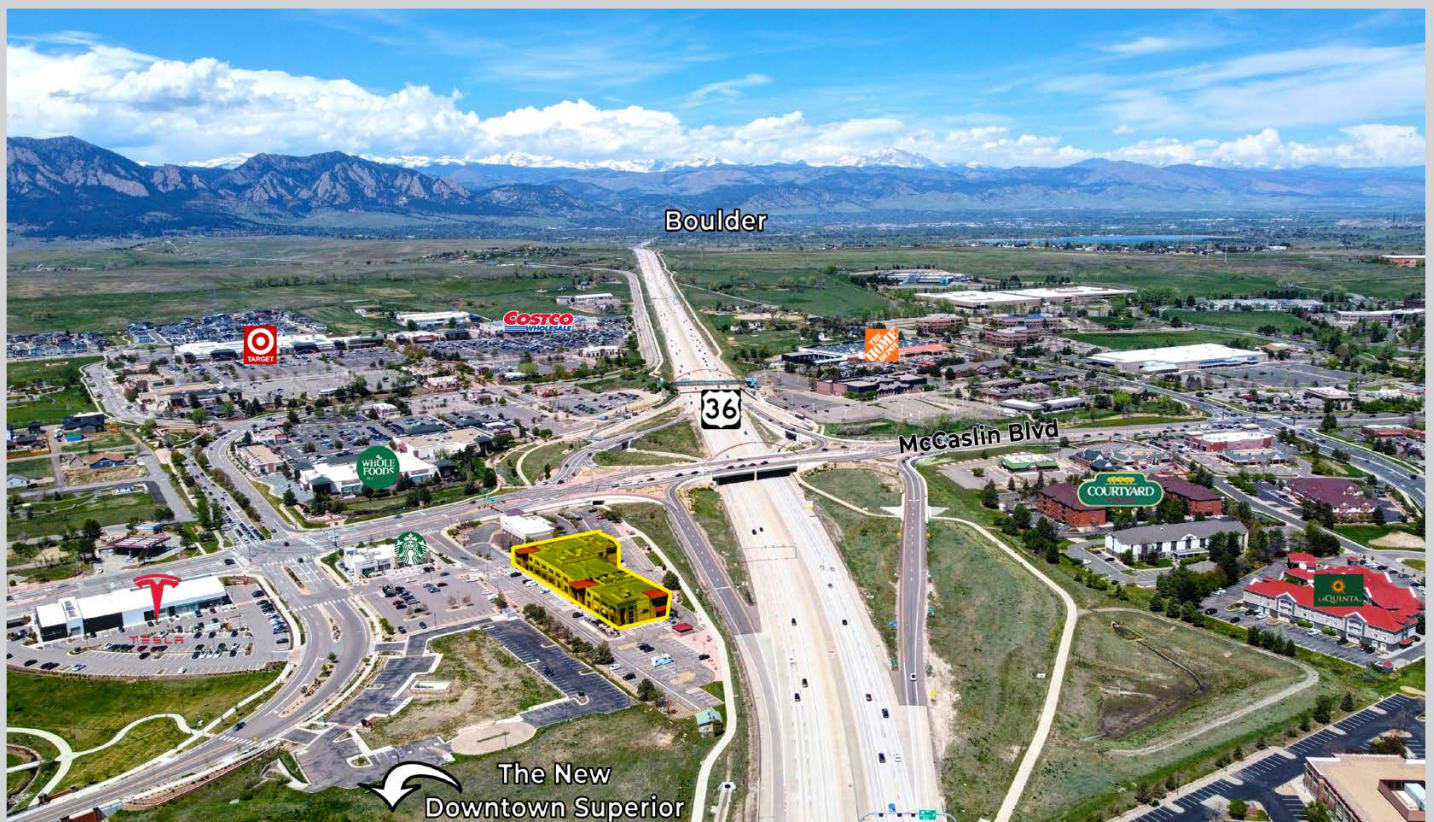
TOUR



SUITE 240



BUILDING LOBBY



Boulder

McCaslin Blvd

The New
Downtown Superior

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