



FLEX / INDUSTRIAL FOR LEASE

6560 Odell Pl. Boulder, CO 80302







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PROPERTY HIGHLIGHTS

Discover an exceptional space for lease in Gunbarrel, offering unmatched convenience with easy access to the Diagonal Highway and proximity to numerous amenities. This versatile property features a blend of office and production lab space, perfect for innovative businesses seeking a dynamic environment. Benefit from local ownership and professional property management that ensure a seamless leasing experience. Enjoy the flexibility of customizable lease terms tailored to your needs. The space boasts newer, light and bright tenant finishes, creating an inviting atmosphere for productivity and collaboration. With additional plumbing in the lab area and an open floor plan, this space is designed to accommodate a variety of business activities.

Suite E	1,300 RSF
Suite E1	2,000 RSF
Combined	3,300 RSF
Timing	Immediately
Lease Rate	\$11.50/RSF NNN Call for free rent incentive
Expenses (Est)	\$9.75/RSF + Utilities
Parking	On-Site
Zoning	IG
Dock-High Door	Suite E1 : 2-Dock High

Some of the uses zoning allows include brewery, commercial kitchen, art studio, office, R&D, retail sales, vet clinic, retail sales, light manufacturing and industrial uses.

 Near Bike Path	 On Bus Route	 Near Restaurants
 On-Site Parking	 Great Location	 Open Floorplan

FOR MORE INFORMATION

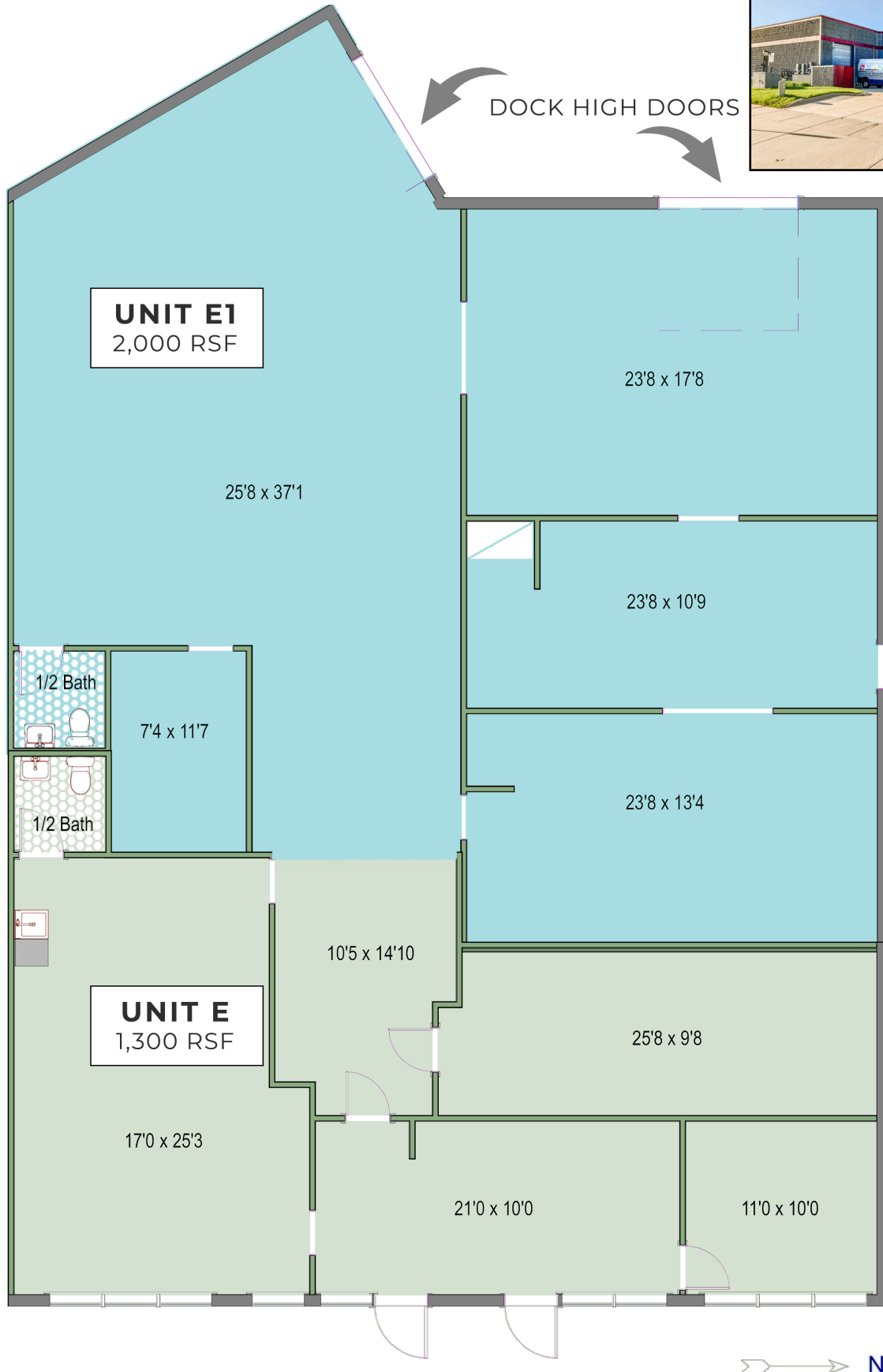
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PROPERTY FLOOR PLAN



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

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PROPERTY LOCATION

Map showing the property location (marked with a red pin) in Boulder, CO. The map includes major roads like Diagonal Hwy and 63rd St, and various neighborhoods. The property is located near the intersection of 63rd St and Odell Rd.

Collage of local businesses and services:

- Hampton Inn & Suites by HILTON
- Finkel & Garf CRAFT BEER
- AMPERAND COFFEE ROASTERS
- Bowhaus Dogcare & Boarding
- DEAN hand-crafted titanium bicycles
- KING Scoopers
- CASE PLOT AMERICAN BREWERY
- UPS
- DELI ZONE BREAKFAST - LUNCH - DINNER
- SANCHO'S AUTHENTIC MEXICAN RESTAURANT
- SNARPS Sandwiches
- YURIHANA
- ANYTIME FITNESS
- PROTO'S PIZZERIA NAPOLETANA
- Raglin MARKET FARMER FRESH
- HUMAN KIND
- A BREWERY
- BEYOND THE ROUNDTABLE
- Asher Brewing Company Organic Ales



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