

\$9/SF YEAR 1 INTRO RATE*

Gunbarrel Business Center

6205-6235 Lookout Road
Boulder, CO 80301

**HIGH IMAGE OFFICE/WAREHOUSE AVAILABLE
FOR LEASE**

±2,650 - 9,282 SF

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 **BERKELEY**
PARTNERS


STREAM



Property Highlights

- Brand new spec suite with high quality office finishes
- Visibility on the Diagonal Highway (US 119)
- Located in the high-demand NW submarket



Climate controlled warehouse with mountain views.



Boulder County location in the central portion of the Gunbarrel Business district with superior highway visibility and access.



Large block of industrial/flex space available.



	BUILDING	AVAILABLE SPACE	COLUMN SPACING	LOADING	CLEAR HEIGHT	POWER	YEAR BUILT	NNN EXPENSES	LEASE RATE	ZONING
SUITE F	6205	2,650 SF	36' x 36'	1 Drive-In	11'10" - 12'11"	TBV	1985	\$7.60/SF (2026 est.)	Contact Broker	I-G (City of Boulder)
SUITE E	6235	±9,282 SF	45' x 40'	1 Dock-High & 1 Drive-In	15'4" - 16'4"	2 x 200 amp panels (TBV)	1985	\$7.60/SF (2026 est.)	\$9/SF year 1*	I-G (City of Boulder)

*Valid for Suites D and E in 6235 only. New tenants only. Minimum three-year lease term. Lease must be signed before 7/31/2026.

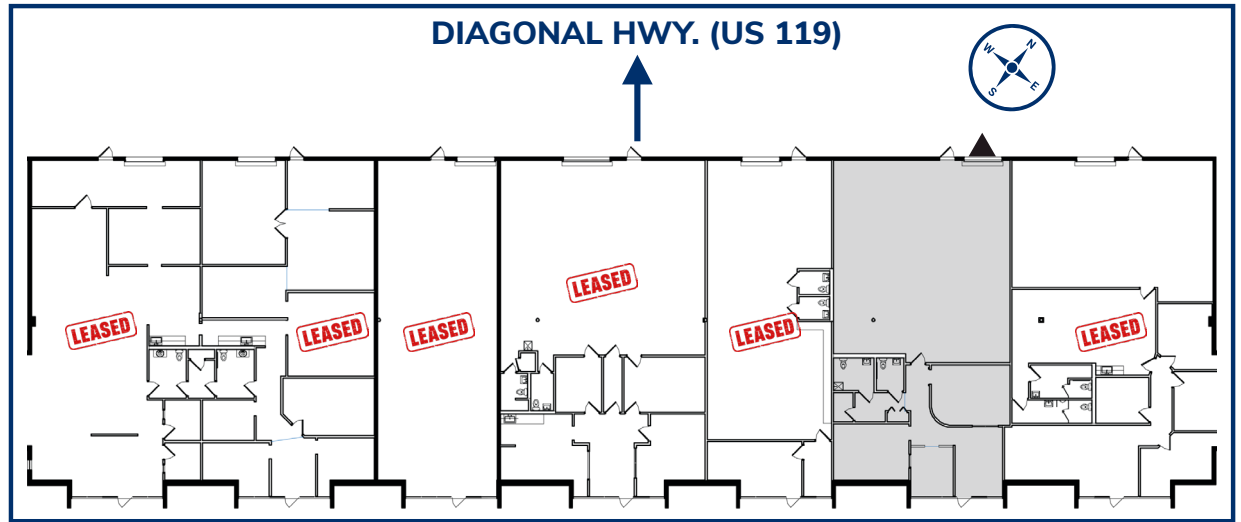
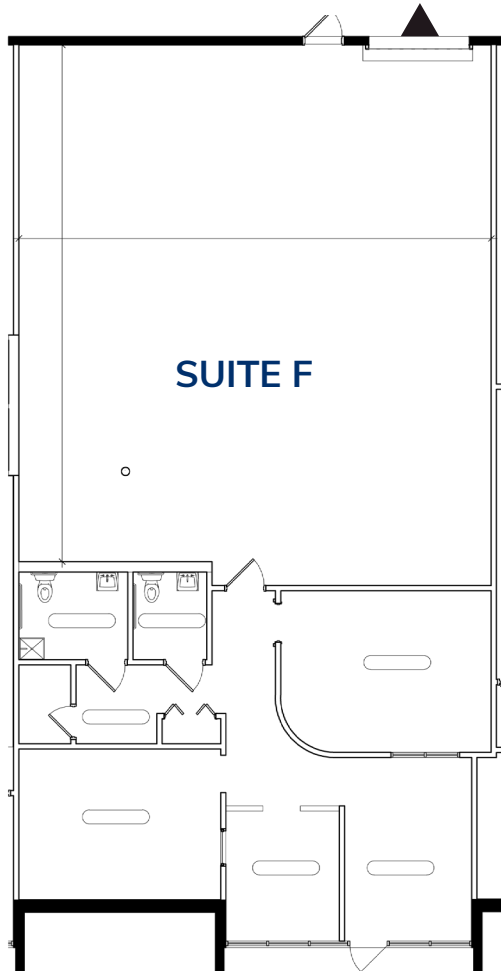


Floor Plans - 6205 Lookout Rd.

SUITE F

±2,650 SF

- 1,576 SF Warehouse
- ±1,074 SF Office Space
- 1 Drive-In Door
- Available August 1, 2026



▲ Drive-In Doors



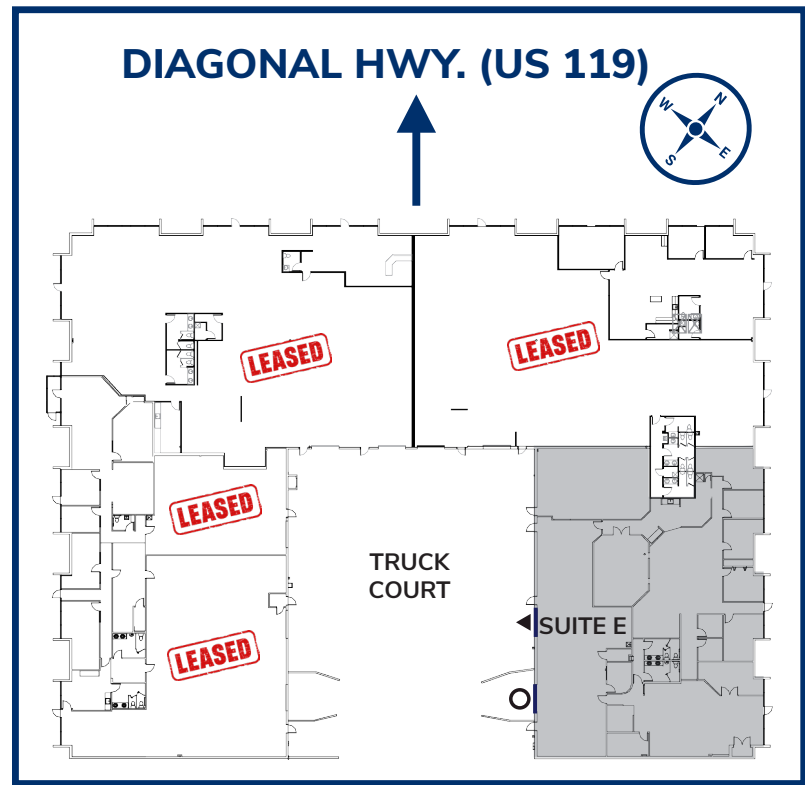
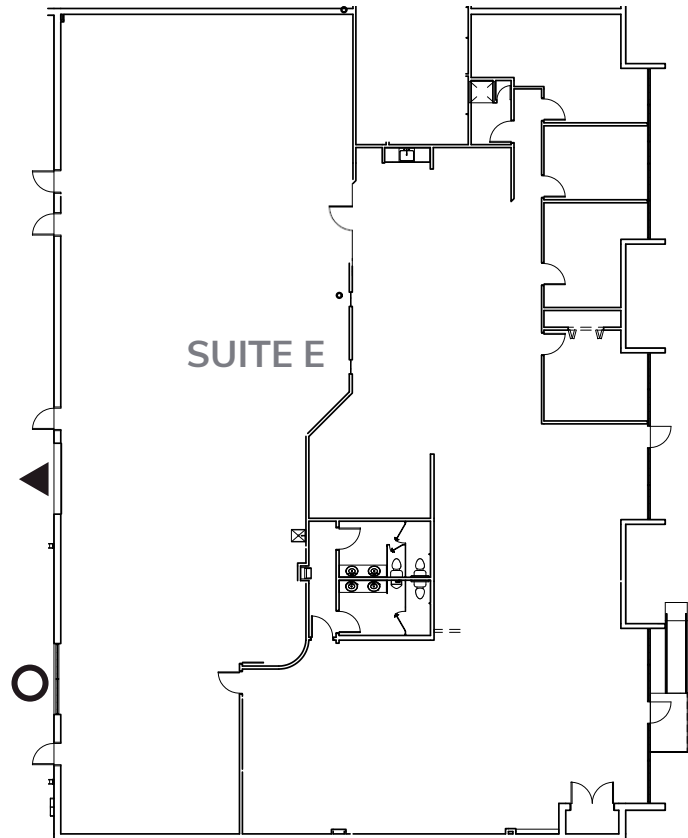
Floor Plans - 6235 Lookout Rd.

SUITE E

±9,282 SF

- ±5,788 SF Office Space
- 1 Drive-In Door, 1 Dock-High Door
- 2 x 200 amp panels (TBV)

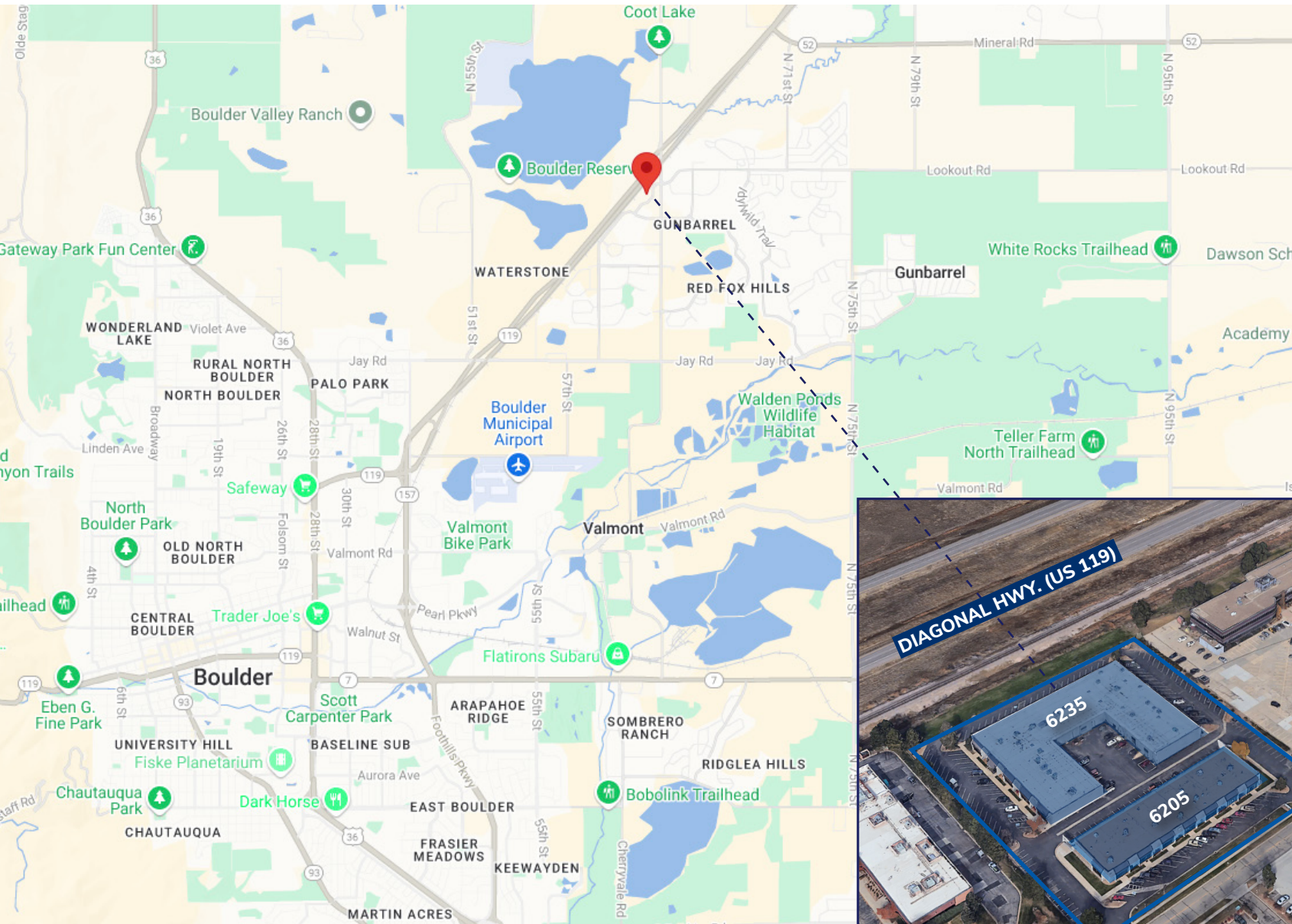
SCAN OR CLICK
FOR 360 TOUR!



- ▲ Drive-In Doors
○ Dock-High Doors



Location



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