



OFFICE & WAREHOUSE FOR LEASE

THE PERFECT BOULDER LOCATION WITHOUT THE BOULDER PRICE

OFFICE/WAREHOUSE FOR LEASE
6175 LONGBOW DR.
BOULDER, CO 80301

BUILDING: 53,540 RSF
ENTIRE BUILDING AVAILABLE OR:

Entire 1st Floor - 26,400 RSF

2nd Floor - Entire Floor or Divisible to:

Suite 1: 4,190 RSF • Suite 2: 7,473 RSF Suite 3: 4,850 RSF • Suite 4: 8,857 RSF

- **LEASE RATE \$5.95 S/F**
NNN- ENTIRE BLDG
- **EXPENSES: \$2.62/RSF +**
UTILITIES
- **480V 1600 AMP 3-PHASE**
POWER
- **14' CLEAR HEIGHT IN**
WAREHOUSE
- **4 DOCKS / 2 WITH**
LEVELERS
- **FULLY SPRINKLERED**
- **I-M ZONING**

THE AFFORDABLE HIGH TECH WAREHOUSE
AND OFFICE BUILDING! TRADITIONAL OR
CREATIVE OPEN OFFICESCAPE.
MANUFACTURING LAB AND ASSEMBLY
AREAS. GREAT LOCATION WITH ACCESS TO
DIA, DENVER, AND BOULDER. RECREATIONAL
FACILITIES, FOOD SERVICES, AND OTHER
AMENITIES WITHIN WALKING DISTANCE.



1st FLOOR

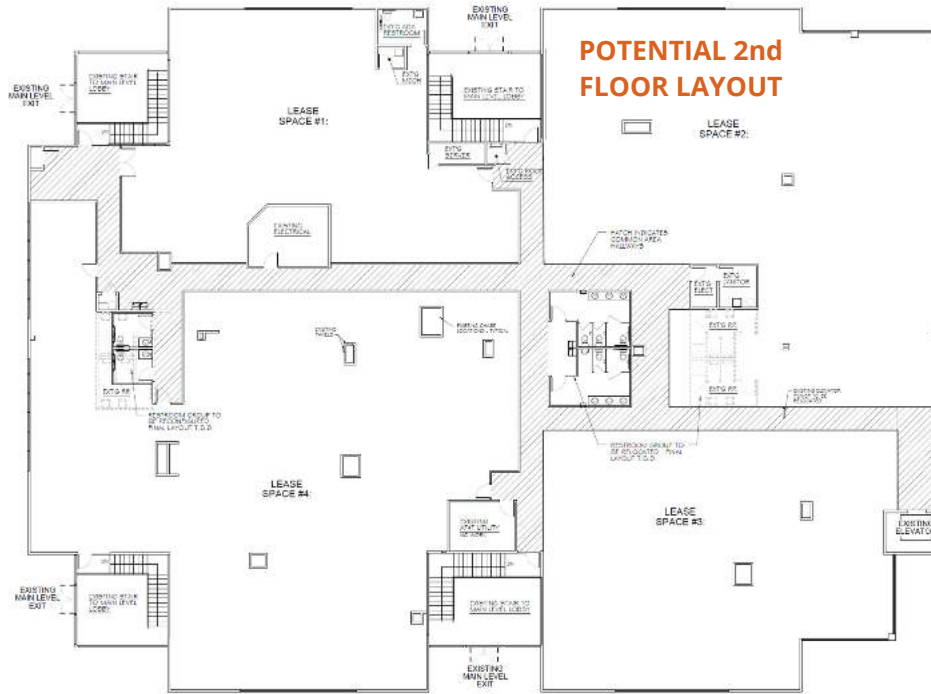
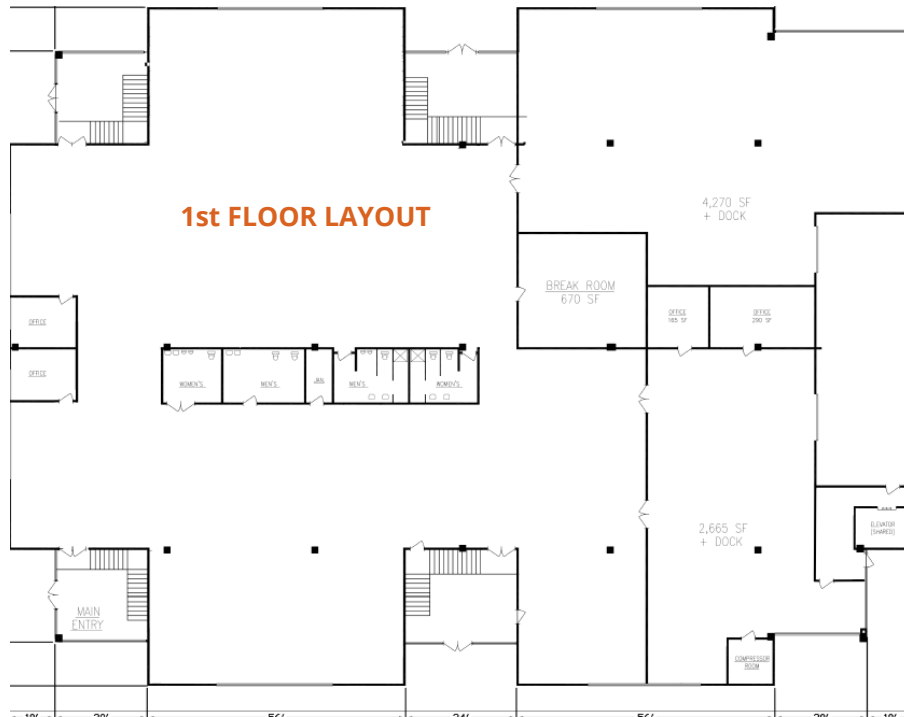


2nd FLOOR



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6175 LONGBOW DRIVE, BOULDER, CO



UPPER LEVEL FLOOR PLAN:
POTENTIAL HALLWAY CONFIGURATION
SCALE: 1/8" = 1'-0"

Video Tour: <http://vistacommercial.com/search-properties/#/property/730289>



VISTA COMMERCIAL ADVISORS INC.

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