

5305 SPINE ROAD

BOULDER, CO 80301

SUITE A

UNIT SIZE

3,856 SF

OFFERED AT

\$990,000

LEASE RATE

\$26/SF Gross

LEARN MORE ABOUT THIS PROPERTY
MarketRealEstate.com



OFFICE WITH A BACKBONE

On Spine Road, it seems fitting. This 3,856 SF Gunbarrel office condo has the bones businesses look for: high ceilings, great light, and a sliding glass door to the outdoors from every private office. It sits just off the Diagonal Highway, where commutes are easy and visibility is strong. It's offered for sale or lease, so you can buy in or settle in. Strong space, strong location, strong options.

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for virtual tour



PROPERTY HIGHLIGHTS:

- Sliding glass doors to the outdoors from each exterior office
- High ceilings & abundant natural light
- Front and rear entrances with ample parking
- Just off the Diagonal Highway: 16,000+ VPD, with 9,844 VPD at the nearest intersection

**GUNBARREL OFFICE CONDO
FOR SALE OR LEASE**

ADAM MESINGER

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BOULDER
RESERVOIR

16,013
VPD

9,844
VPD

SIX MILE
RESERVOIR

Diagonal Highway
Spine Road



Gunbarrel
Library Branch

Lookout Road



BOULDER
COUNTRY CLUB



TWIN LAKES
TRAILHEAD

GUNBARREL DEMOGRAPHICS

1MI - 5MI

OF HOUSEHOLDS

30,718

MEDIAN HOUSEHOLD INCOME

\$98,000-\$111,970

MEDIAN HOME VALUE

\$879,693-\$964,849

MEDIAN AGE

39.8

BACHELOR'S/GRAD/ PROF DEGREE

74.2%



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