NEW PROFESSIONAL OFFICE SPACE IN GUNBARREL

PREMIUM, NEWLY REMODELED OFFICE SUITES IN THE HEART OF GUNBARREL/BOULDER

5303 SPINE ROAD
BOULDER, COLORADO 80301

Elevate your business in a space designed for focus and connection. Located in the accessible Gunbarrel Business Park, 5303 Spine Road offers a sophisticated yet approachable environment for Boulder's professionals. Whether you are a growing startup, a local consultant, or a wellness provider seeking a peaceful, private setting for your clients, these suites offer the flexibility you need with none of the typical office friction. Nestled in the thriving Gunbarrel Business Park, this prime location ensures seamless connectivity to Boulder, Longmont, Niwot, and I-25 via Highway 52 and Diagonal Highway 119—plus, an array of recreational spots, dining options, and essential services are just moments away.

Call us for more information and to set up a tour.

DEAN CALLAN
& COMPANY INC

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DEAN CALLAN & COMPANY, INC.
1510 28th Street, Suite 200
Boulder, Colorado 80303
303.449.1420 | **www.deancallan.com**

TERMS

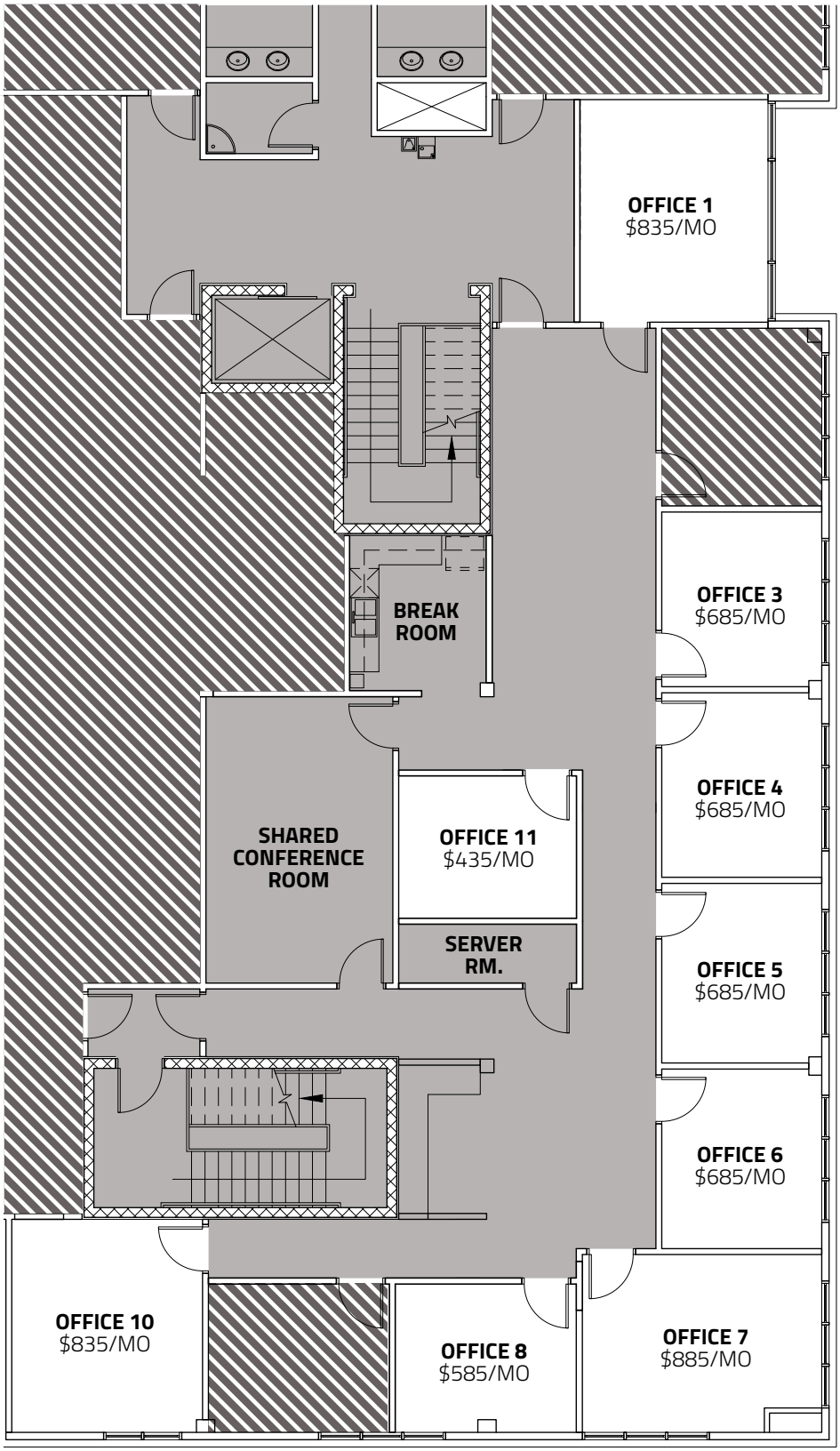
SUITE	DIMENSIONS	SF	MONTHLY GROSS RENT
Office 1:	15'.3" x 12".5"	191	$835
Office 3:	11'.11" x 10'.10"	112	$685
Office 4:	12'.7" x 10'.10"	128	$685
Office 5:	12'.2" x 10'.10"	123	$685
Office 6:	12'.5" x 10'.10"	126	$685
Office 7:	11'.11" x 16'.3"	181	$885
Office 8:	11'.8" x 10'.6"	125	$585
Office 10:	12'.8" x 14'.11"	181	$835
Office 11:	9'.4" x 11'.8"	111	$435

PROPERTY FEATURES

- Monthly rate includes utilities and Internet
- Immediate Occupancy available and move-in ready
- Short-term leases available
- 24/7 building access
- Elevator access
- Common area restrooms
- Parameter offices with windows & abundant natural light
- Shared breakroom and conference room
- Ample parking
- Anytime Fitness is close by
- Boulder Country Club is close by
- Numerous recreational, dining, and service amenities are within walking distance
- Conveniently located in the Gunbarrel Business Park, with easy access to Boulder, Longmont, Niwot, and I-25 via Highway 52 and Diagonal Highway 119

All information furnished regarding this property is obtained from sources deemed reliable. Dean Callan & Company, Inc. makes no representation, guarantee or warranty, expressed or implied, as to the accuracy thereof.

SINGLE OFFICE SUITES AVAILABLE



Common Area Leased

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COMMON AREA

COMMON AREA

KITCHEN

CONFERENCE ROOM

OFFICE SUITE 7

OFFICE SUITE 1

OFFICE SUITE 10

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SINGLE OFFICE SUITES
AVAILABLE FOR LEASE

follow us

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