



**DEAN CALLAN**  
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**DEAN CALLAN & COMPANY, INC.**

1510 28th Street, Suite 200

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## OFFICE & FLEX SPACE FOR LEASE

**6309 MONARCH PARK PLACE  
NIWOT, COLORADO 80503**

First- and second-floor office/flex space available in the Boulder Tech Center. Large open office spaces lined with private offices, kitchenettes, production rooms, and a loading dock. Common areas include a shared breakroom, locker rooms with showers, and a kitchen. Tenant has the option for signage on a newly constructed monument sign.

6309 Monarch Park Place is a recently renovated, free-standing, office/flex building with new interior finishes, exterior paint, and a parking lot overlay. The building is ideally located between Boulder and Longmont along the Diagonal Highway (Hwy 119) and is easily accessible to I-25 via Hwy 52. Companies located in Boulder Tech Center include Claremont Foods, PTA Plastics, Nite Ize, MKS, Boulder Valley Waldorf School, and Boulder Organic Foods. For reference, IBM's headquarters is directly across Hwy 119.

The business park is surrounded by ample amenities, including plenty of walking/hiking trails at Sawhill Ponds, White Rocks Trailhead, and Twin Lakes Open Space, and a short drive to southwest Longmont or Gunbarrel for retail, restaurants, breweries, and other amenities.

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

TERMS

|            |                                                  |                    |
|------------|--------------------------------------------------|--------------------|
|            | May be combined for a total of 16,575 SF         |                    |
| Suite A-1: | 5,704 SF                                         | \$10.00 / SF / NNN |
| Suite B-1: | 5,817 SF (Loading Dock)                          | \$10.00 / SF / NNN |
| Suite B-2: | 5,054 SF (Loading Dock)                          | \$10.00 / SF / NNN |
| Suite D-1: | 3,528 SF                                         | \$10.00 / SF / NNN |
| Suite D-3: | 5,004 SF                                         | \$10.00 / SF / NNN |
| Expenses:  | \$9.51/ SF (Est. 2026) <u>Includes Utilities</u> |                    |
| Available: | Now                                              |                    |

PROPERTY FEATURES

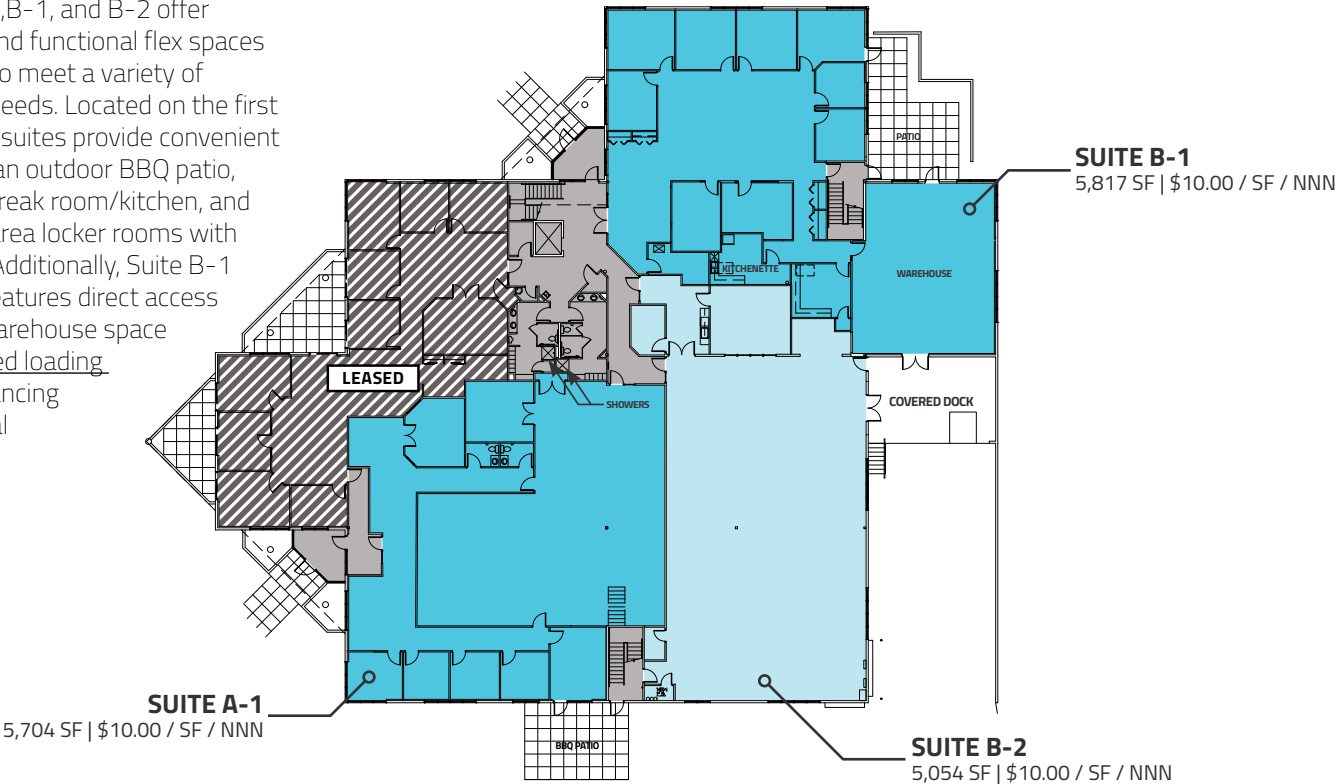
- Completely renovated office building with updated common areas and finishes.
- Showers & locker rooms
- 100% fire sprinklered
- ADA compliant, elevator



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.

1ST FLOOR

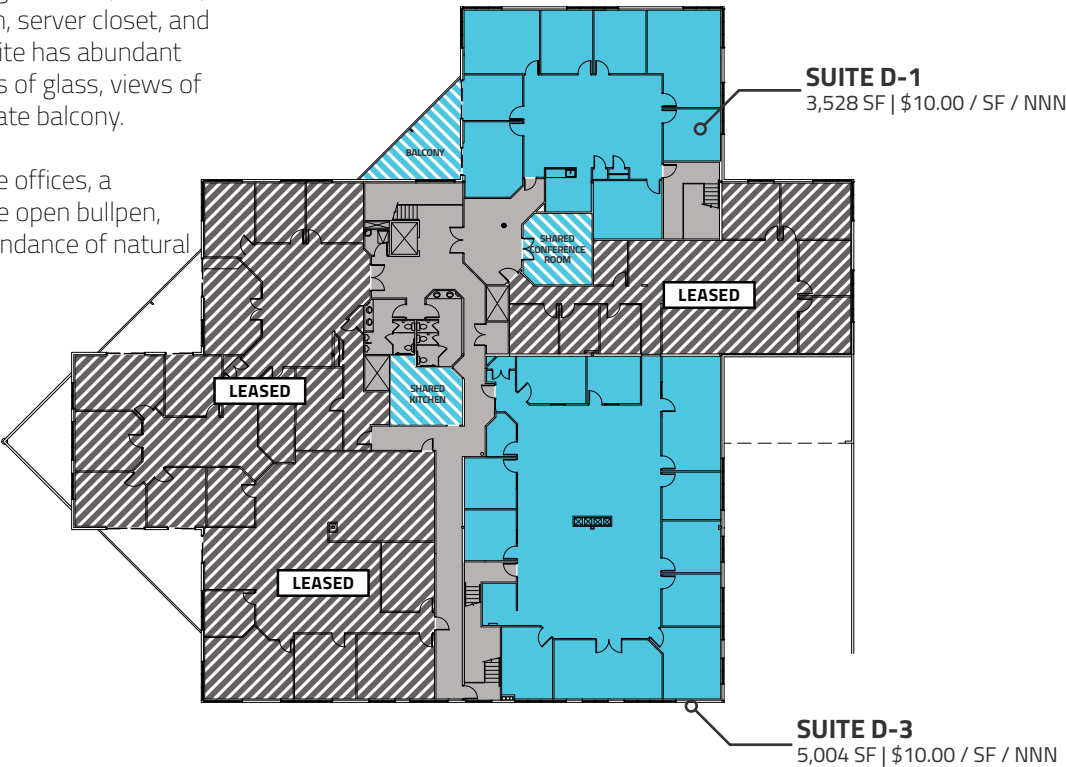
Suites A-1, B-1, and B-2 offer versatile and functional flex spaces designed to meet a variety of business needs. Located on the first floor, both suites provide convenient access to an outdoor BBQ patio, a shared break room/kitchen, and common area locker rooms with showers. Additionally, Suite B-1 and B-2 features direct access from its warehouse space to a covered loading dock, enhancing operational efficiency.



2ND FLOOR

Suite D-1 consists of eight offices, kitchen, shared conference room, server closet, and an open bullpen. The suite has abundant natural light with 3 sides of glass, views of the Flatirons, and a private balcony.

Suite D-3 has 11 private offices, a conference room, a large open bullpen, and skylights for an abundance of natural lighting.



 available  common area  leased  not included in rentable square-footage

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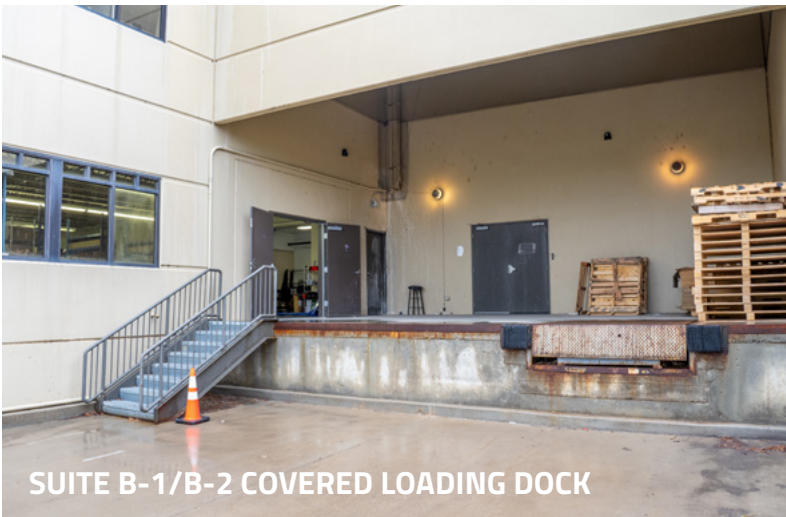
SUITE B-2



SUITE B-2



SUITE B-2



SUITE B-1/B-2 COVERED LOADING DOCK



SUITE B-2

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