

PRICE SLASHED!!!
~~\$6,540,000 (\$165/SF)~~ **NEW PRICE: \$4,556,990 (\$115/SF)**

6075 LONGBOW DRIVE

BOULDER, COLORADO 80301



www.deancallan.com



DEAN CALLAN & COMPANY, INC.

1510 28th Street, Suite 200
Boulder, Colorado 80303
303.449.1420 | www.deancallan.com



ELEVATED COMMERCIAL REAL ESTATE

198 2nd Avenue, Suite 2A
Niwot, Colorado 80503
303.449.7475 | www.elevatedboulder.com

OWNER/USER/INVESTOR OFFICE-FLEX BUILDING FOR SALE

Big upside for investor, OR comfortable growth opportunity for owner-user with income in place! 6075 Longbow Drive is a versatile 39,626 SF office/flex building ideally suited for owner-users or investors seeking strong returns. Priced at \$4,556,990 (\$115/SF) which equates to roughly a 10% cap rate on existing income (adjusted for uncollected expenses), this IM-E zoned property features 15,177 SF of immediately available space, including two premium vacant suites: Suite 200 (9,856 SF) boasting a welcoming reception, dual conference rooms, perimeter offices with mountain views, a spacious bullpen, kitchen, and copy room; and Suite 220 (5,317 SF) offering five internal offices, a cooled computer room, a large conference/training area, expansive bullpen with natural light, kitchen/breakroom, storeroom, and efficient copy space. With a clear path to over 50% occupancy within the next year, the building showcases high-quality construction such as beautiful office finishes, high-efficiency HVAC, energy-efficient windows, and showers in first-floor restrooms, all enhanced by abundant natural light and stunning Rocky Mountain vistas. Conveniently located for easy access to Boulder and Longmont, complete with one loading dock and overhead door, this property combines functionality, aesthetics, and prime positioning for enduring value.

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

6075 LONGBOW DRIVE



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LOCATION



TERMS

PRICE: \$4,556,990 (\$115/SF)

Address: 6075 Longbow Drive, Boulder, CO 80301

Square Footage: 39,626 SF

Vacancy: 15,177 SF Available for owner user and there is a path to greater than 50% of the building within the next year

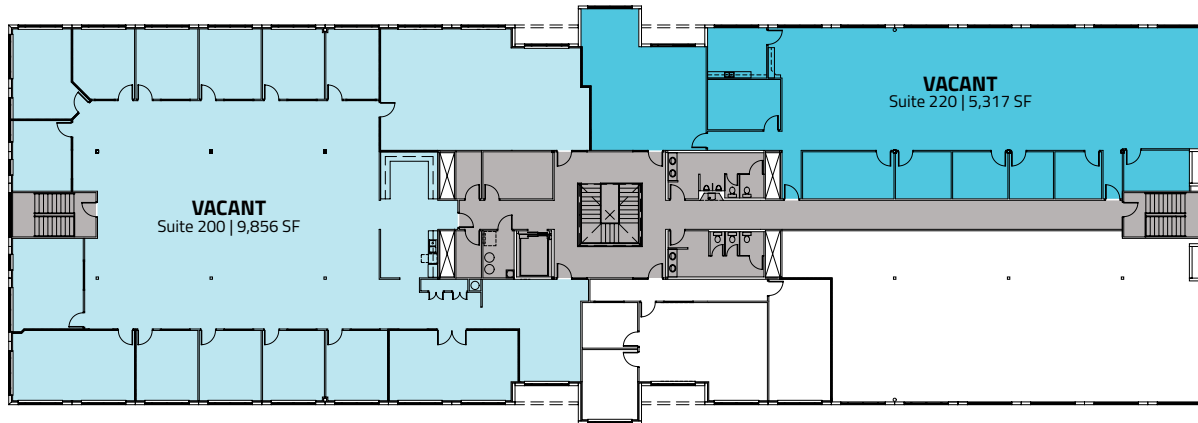
Zoning: IM-E

Cap Rate: ~10% cap rate on existing income (adjusted for uncollected expenses)

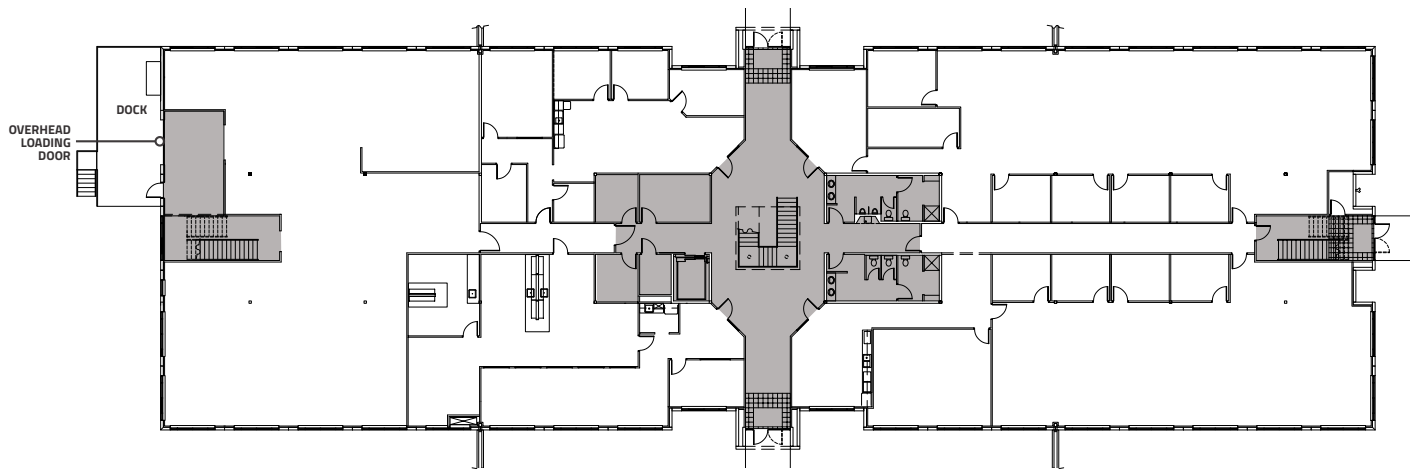


FLOOR PLAN

2ND FLOOR



1ST FLOOR

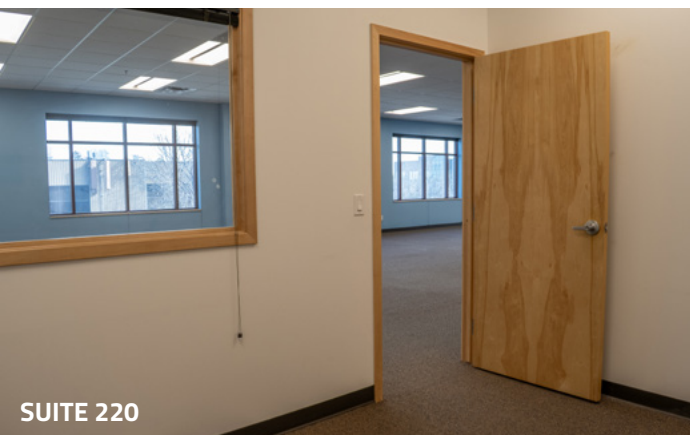


CURRENT TENANTS

**NORTHROP
GRUMMAN**

CRESTONE

**KUDU
DYNAMICS**





SUITE 200



SUITE 200



SUITE 200



LOBBY



LOBBY



LOBBY

WHY BOULDER?

With 300 days of sunshine per year, numerous activities within it's backyard and access to top talent in the nation - the question is really...

Why NOT Boulder?

Boulder, Colorado, stands out as an exceptional place to live and work due to its unparalleled natural beauty and outdoor lifestyle. Nestled at the foothills of the Rocky Mountains, the city offers breathtaking views and immediate access to world-class hiking, biking, and skiing opportunities. The city's temperate climate, boasting 300 days of sunshine annually, ensures year-round enjoyment of its outdoor offerings, making it a haven for active individuals and families alike.

Beyond its scenic allure, Boulder fosters a vibrant, innovative community that appeals to professionals and entrepreneurs. Home to the University of Colorado Boulder and a thriving tech and startup scene, the city attracts forward-thinking minds and offers abundant career opportunities. A robust network of aerospace, biotech, and renewable energy firms, contribute to a dynamic economy.

Boulder's cultural richness and small-town charm elevate its appeal as a premier destination to call home. The city boasts a lively arts scene, with venues like the Boulder Theater and a bustling downtown Pearl Street Mall filled with local shops, farm-to-table restaurants, and craft breweries. Community events, such as the Boulder International Film Festival and farmers' markets, foster a tight-knit, welcoming atmosphere. Coupled with top-tier schools, low crime rates, and a focus on wellness, Boulder seamlessly blends the energy of a growing city with the warmth of a close community, making it an unrivaled place to live and work.



The Sundance Film Festival, a renowned celebration of independent cinema, is set to relocate from its long-time home in Park City, Utah, to Boulder, Colorado, starting in 2027. After over four decades in Utah, the festival's organizers chose Boulder for its vibrant arts scene, small-town charm, and natural beauty, including its proximity to the Rocky Mountains.

#1

BEST PLACE TO LIVE

[U.S. NEWS & WORLD REPORT]

**TOP HOUSING MARKET IN U.S.
FOR GROWTH & STABILITY
- 5 YEARS RUNNING -**

[SMARTASSET]

#1

BEST CYCLING CITY IN U.S.

[TRAVEL CHANNEL]

#2

BEST SMALL CITY IN WORLD

[MONOCLE SMALL CITIES INDEX]

#1

**IN THE U.S. ON THE BLOOMBERG
BRAIN CONCENTRATION INDEX
- 4 YEARS RUNNING -**

TOP 25

GLOBAL STARTUP ECOSYSTEMS

[STARTUP GENOME]

TOP 10

**IN U.S. FOR
WOMEN-FOUNDED,
VENTURE-BACKED STARTUPS**

*[CENTER FOR AMERICAN
ENTREPRENEURSHIP]*



BOULDER MARKET OVERVIEW

Economic and Demographic Strengths

Boulder, Colorado, is a dynamic economic hub driven by innovation, education, and a highly skilled workforce. Anchored by major employers like BAE Systems, Google, and NOAA, alongside a vibrant startup ecosystem fueled by the University of Colorado Boulder's (CU Boulder) 90+ research centers, the city thrives on cutting-edge industries such as aerospace, technology, and renewable energy. As of December 2025, Boulder's unemployment rate stood at an impressively low 3.4%, underscoring its economic stability.* The median household income of approximately \$104,000 supports a well-educated, affluent population, including professionals, academics, and a diverse student body from over 70 countries.** With CU Boulder's on-campus housing limited to 8,000 beds for a student population exceeding 37,000, demand for off-campus rentals and residential developments remains exceptionally strong, creating a ripple effect of opportunity for commercial and industrial real estate.

*<https://bizwest.com/2026/01/27/larimer-boulder-post-lowest-local-unemployment-rates/>

**<https://www.census.gov/quickfacts/fact/table/bouldercountycolorado/PST045225>

Office/Flex Market Dynamics

Boulder's office/flex market is characterized by strong demand and constrained supply, making properties like 6075 Longbow Drive highly desirable. The city's strategic location, with proximity to Denver, Longmont,

and major transportation arteries like US-36, supports robust business and innovation activity. The flex vacancy rate in the City of Boulder was approximately 8.4% as of recent data, reflecting tight market conditions and sustained leasing demand, particularly for versatile spaces suited for startups, tech firms, and light manufacturing.* The flexible IM-E zoning at 6075 Longbow Drive positions the property to capture this demand, offering versatility for tenants in industries ranging from advanced manufacturing to creative office spaces.

*<https://bouldereconomiccouncil.org/doing-business-boulder/finding-business-resources/commercial-spacebrokers/>

Lifestyle and Amenities

Boulder's unparalleled quality of life enhances its appeal as a destination for businesses and talent. With 155 miles of trails, world-class climbing, and proximity to premier ski resorts, the city attracts outdoor enthusiasts, students, and professionals. The iconic Pearl Street Mall serves as a vibrant hub for dining, shopping, and cultural events, including the Boulder International Film Festival and Sundance Film Festival, fostering a lively community atmosphere. This unique blend of natural beauty, cultural richness, and economic opportunity makes Boulder a magnet for companies and individuals, driving sustained demand for well-located office/flex properties.

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