


DEAN CALLAN**& COMPANY INC****HUNTER BARTO****Senior Vice President**

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DEAN CALLAN & COMPANY, INC.

1510 28th Street, Suite 200

Boulder, Colorado 80303

303.449.1420 | www.deancallan.com

2ND FLOOR OFFICE SPACE FOR LEASE

**6075 LONGBOW DRIVE
BOULDER, COLORADO 80301**

Position your business for growth at 6075 Longbow Drive, a premier office/flex property offering two exceptional leasing opportunities in North Boulder. Available individually or together, Suites 200 and 220 deliver a highly functional blend of private offices, collaborative workspace, training and conference areas, and employee amenities, all complemented by abundant natural light and impressive mountain views. With modern building systems, quality finishes, and convenient regional access, 6075 Longbow Drive provides an ideal environment for companies seeking a professional and efficient workplace.

[Call us for more information and to set up a tour.](#)

Owned & Operated

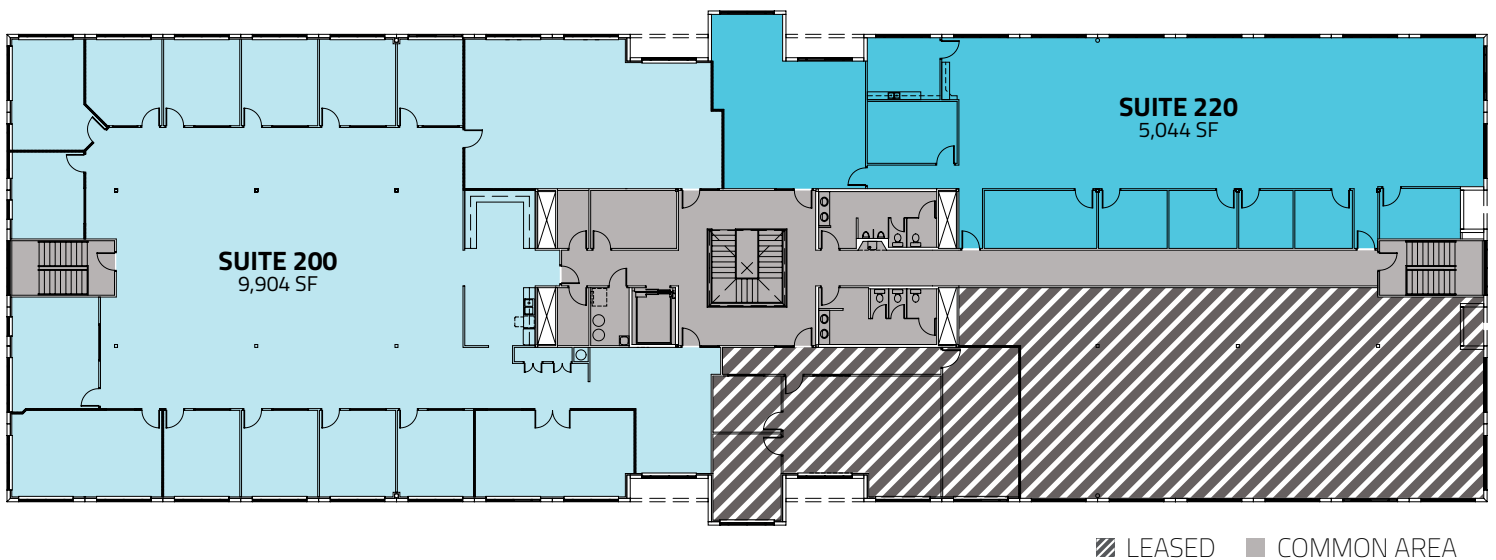
TERMS

Suite 200:	9,904 SF \$9.50 / SF / NNN
Suite 220:	5,044 SF \$10.50 / SF / NNN
Combined Suites 200-220:	14,948 SF \$9.50 / SF / NNN
Minimum Divisible:	1,500 SF (Contact Brokers for Details)
Expenses:	\$11.24 / RSF + Utilities (Est. 2026)
Available:	Now

PROPERTY FEATURES

- Suites available individually or combined for up to 14,948 SF
- Professional office environment with high-quality interior finishes
- Abundant natural light throughout both suites
- Private offices, conference rooms, and open bullpen areas
- Mountain views from perimeter offices
- Employee kitchens/breakrooms in each suite
- Modern, energy-efficient HVAC systems
- Energy-efficient windows throughout the building
- Bike storage available on-site
- Common area restrooms, first-floor shower facilities
- Ample on-site parking
- Flexible IM-E zoning
- Convenient access to Boulder, Longmont, and regional transportation corridors
- Professional office/flex setting suitable for technology, engineering, R&D, and corporate users

2ND FLOOR



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SUITE 220



SUITE 220



SUITE 220



SUITE 220



SUITE 220

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