



CHRISTIAN SMITH
Senior Broker Associate
720.530.0174
christian@deancallan.com

CRAIG DAVID
Broker Associate
720.614.5954
craig@deancallan.com

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

1ST FLOOR OFFICE SUITE & 2ND FLOOR SINGLE OFFICES FOR LEASE

**6654 GUNPARK DRIVE
BOULDER, COLORADO 80301**

Introducing our exceptional, secure office spaces tailored for wellness and therapy uses at 6654 Gunpark Drive, Boulder. Explore serene private single offices and suites, featuring ample natural light. Delight in the convenience of a kitchenette, abundant parking, and tranquil golf course vistas. Perfectly positioned near Gunbarrel Square, parks, bike paths, and attractions such as Avery Brewing, this space embodies unparalleled value. Experience the advantages of a Boulder address with attentive local ownership and management, specifically designed to support your practice's unique needs.

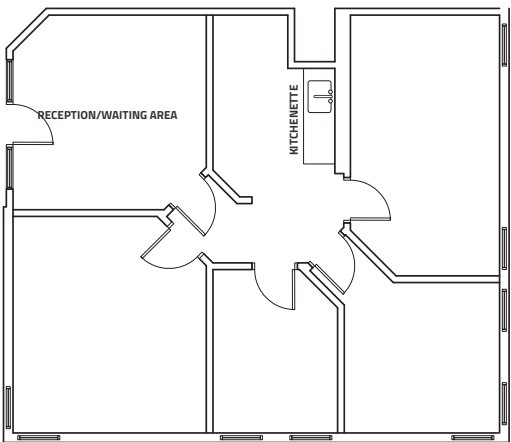
Call us for more information and to set up a tour.

PROPERTY FEATURES

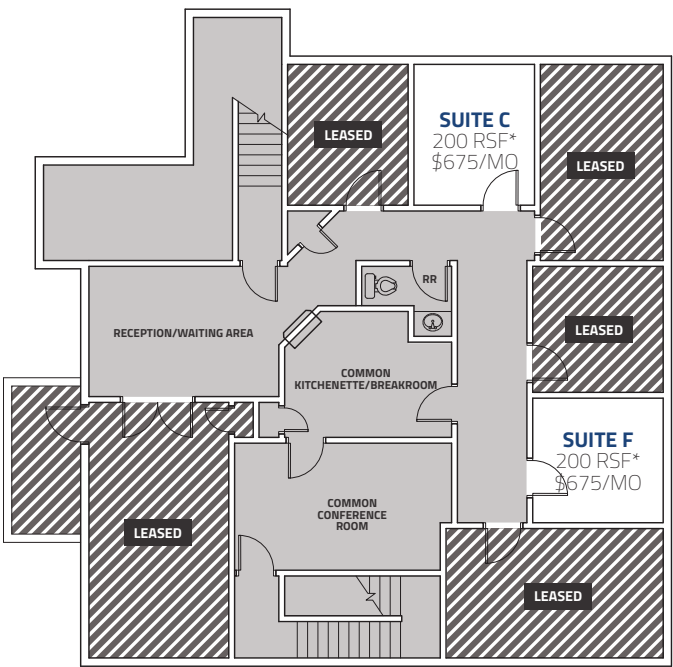
- **1st-Floor Office Suite:** Flexible office suite featuring a reception area, private kitchenette, private offices and/or conference room
- **2nd-Floor Singel Offices:** Tranquil and nurturing single offices, each with lots of natural light. These private offices have access to a common area conference room, kitchenette, and restrooms.
- Extensive parking availability for both practitioners and clients
- Inspiring views of the golf course to enhance your therapeutic environment
- Secure keypad locks for privacy and security
- Proximity to Gunbarrel Square, a hub of amenities for your convenience
- Nearby parks, bike paths, and attractions like Avery Brewing for well-rounded experiences
- Dedicated local ownership and management, ensuring responsive and tailored support
- Exceptional value for establishing your practice with a prestigious Boulder address

FLOOR PLAN - 1ST FLOOR, SUITE 100

SF	NNN	Expenses
Suite 100: 1,015 SF	\$12.00 / SF / NNN	\$11.58 / SF



FLOOR PLAN - 2ND FLOOR, SINGLE OFFICES



**All square footages are approximate. Tenant to confirm square footage.*



1ST FLOOR
SUITE 100 - PRIVATE OFFICE



1ST FLOOR
SUITE 100 - RECEPTION



1ST FLOOR
SUITE 100 - KITCHENETTE

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.





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



CHRISTIAN SMITH
Senior Broker Associate
720.530.0174
christian@deancallan.com

CRAIG DAVID
Broker Associate
720.614.5954
craig@deancallan.com

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



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.