REMODELED OFFICES FOR LEASE IN GUNBARREL

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PRIVATE OFFICE SUITES IN GUNBARREL

STARTING AT $435/MONTH ▪ UTILITIES & INTERNET INCLUDED

DEAN CALLAN & COMPANY INC

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5303 SPINE ROAD BOULDER, COLORADO 80301

Affordable private office suites available in Boulder's desirable Gunbarrel Business Park. Starting at just $435/month gross, these move-in-ready offices include utilities, internet, shared conference room access, breakroom amenities, elevator service, and 24/7 building access. Ideal for consultants, therapists, remote professionals, startups, financial advisors, and other small businesses seeking flexible short-term office space in Boulder without the cost and commitment of a traditional office lease.

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

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 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

WHY SMALL BUSINESSES CHOOSE 5303 SPINE ROAD

- ✓ **Offices starting at $435/month**
- ✓ **All utilities and internet included**
- ✓ **Flexible lease terms**
- ✓ **Move-in ready**
- ✓ **Short, streamlined leasing**
- ✓ **Professional Boulder business address**
- ✓ **Shared conference room access**
- ✓ **Free parking**
- ✓ **Quiet, private work environment**
- ✓ **Walkable to amenities and services**

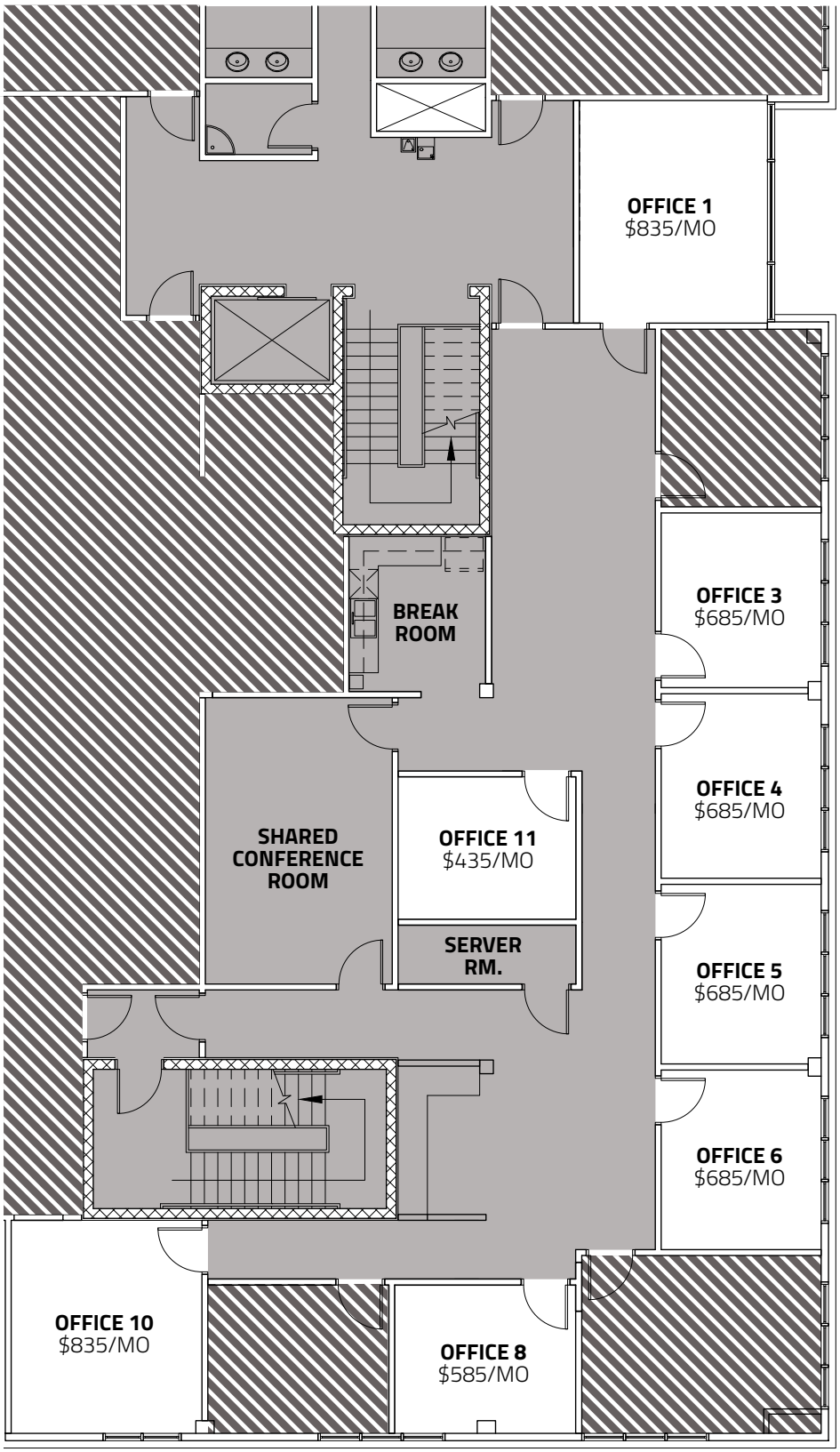
PROPERTY FEATURES

- Private office suites from $435/month full gross
- Utilities and internet included in monthly rent
- Flexible short-term lease options available
- Immediate occupancy and move-in-ready spaces
- Ideal for consultants, therapists, remote workers, startups, and professional service firms
- Abundant natural light in perimeter offices
- Shared conference room and kitchen facilities
- Secure 24/7 building access
- Elevator-served building
- Ample on-site parking
- Walkable access to restaurants, coffee shops, fitness facilities, and services
- Convenient access to Boulder, Longmont, Niwot, and I-25 via Highway 52 and 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

Whether you're a therapist, consultant, attorney, accountant, startup founder, remote employee, or wellness practitioner, **5303 Spine Road offers affordable private office space** with flexible lease terms and professional shared amenities in one of Boulder's most sought-after submarkets. Offices range from 111 RSF to 191 RSF and are available for immediate occupancy.



Common Area Leased

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COMMON AREA



COMMON AREA



KITCHEN



CONFERENCE ROOM



OFFICE SUITE - VIRTUAL STAGED



OFFICE SUITE 3



OFFICE SUITE 10

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