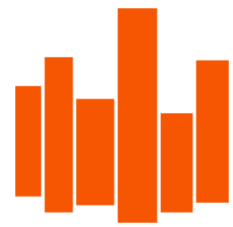


# Corporate HQ

## For Lease

6175 Longbow Dr Boulder CO 80301



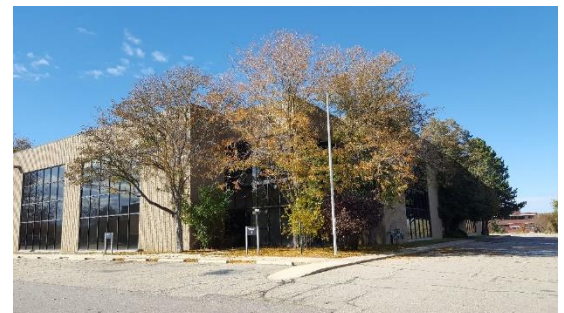
### Office For Lease

- ❖ Building: 53,540 RSF
- ❖ Space available: Whole building **OR**
- ❖ **1<sup>st</sup> floor: 26,400 RSF**
- ❖ **2<sup>nd</sup> floor:**
- ❖ **Suite 1: 4,070 RSF**
- ❖ **Suite 2: 7,250 RSF**
- ❖ **Suite 3: 4,709 RSF**
- ❖ **Suite 4: 8,597 RSF**
- ❖ **Lease Rate: NEGOTIABLE**
- ❖ Expenses: \$2.62/rsf plus utilities
- ❖ 480v 1600 AMP 3 phase power
- ❖ 14' clear height in warehouse
- ❖ 4 docks, 2 with levelers
- ❖ Fully sprinklered
- ❖ I-M Zoning

**Turn this building into your high tech Corporate HQ. Opportunity for traditional or creative open office scape, plus manufacturing, lab, and assembly areas. Great location with easy access to DIA, Denver and Boulder. Numerous recreational, restaurant and service amenities within walking distance.**

**Paul Kresge** 303-809-8368

[kresge@vistacommercial.com](mailto:kresge@vistacommercial.com)

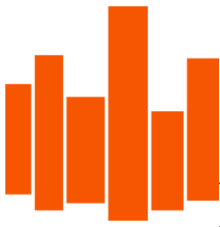


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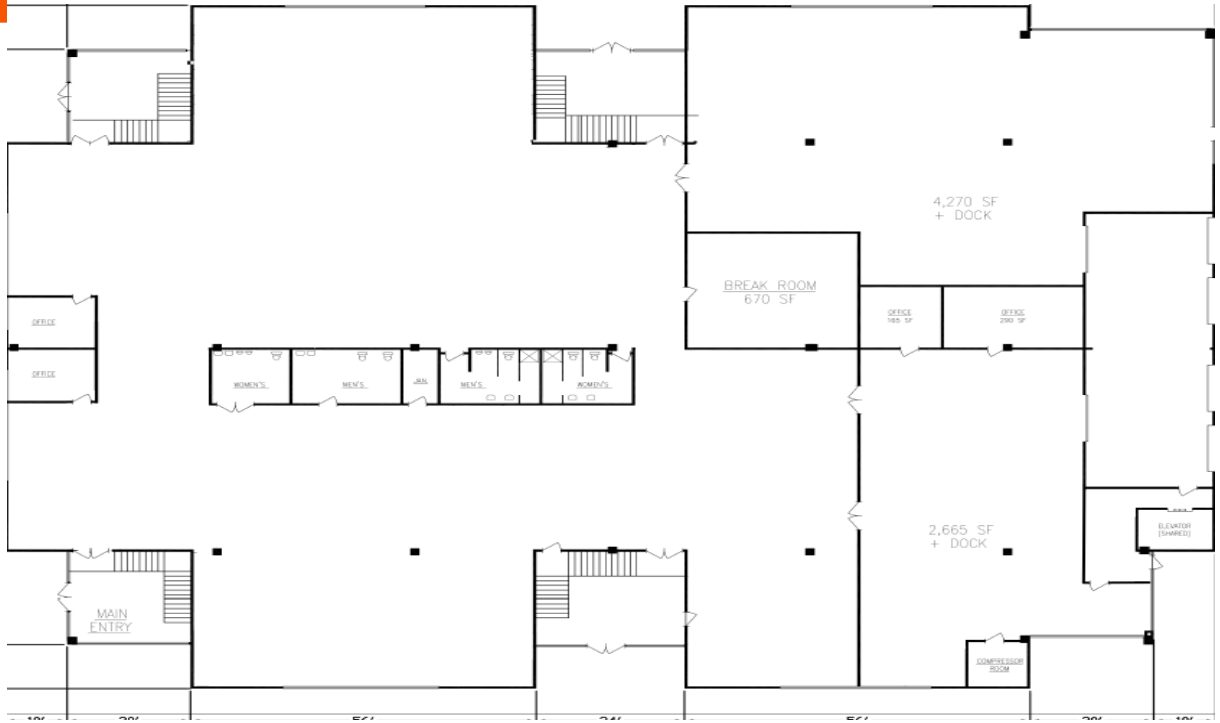
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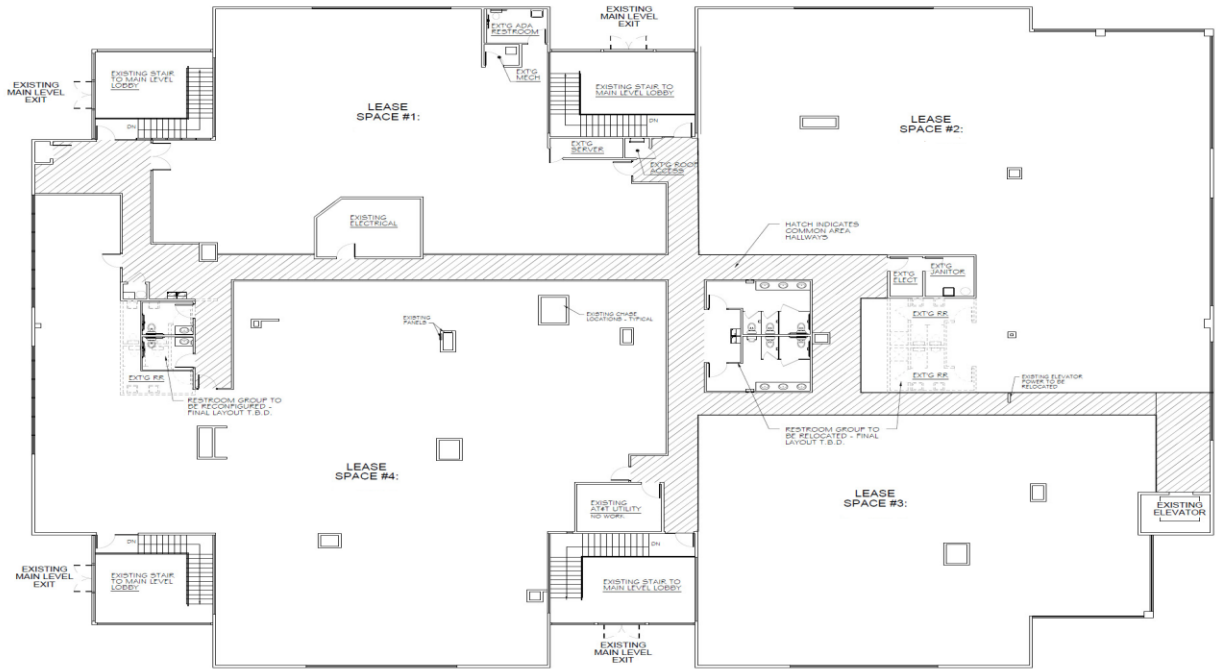


# 6175 Longbow Dr Boulder CO

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First floor layout



UPPER LEVEL FLOOR PLAN:  
POTENTIAL HALLWAY CONFIGURATION  
SCALE: 1/8" = 1'-0"

POTENTIAL Second floor Layout



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