

6000



— SPINE —

Boulder, CO



Full Building Available

Multiple demising options

8,000 SF - 57,659 SF

Office/Flex/R&D/Industrial

Power
1,600 Amps (480V 3-Phase)

| | | |
|------------------------------|-------------------------------------|---|
| Parking Ratio 3.7 : 1,000 | Clear Height 16' Slab to Slab | Water Service 2" Line with 1½" meter |
|------------------------------|-------------------------------------|---|

| | | | |
|----------------|----------------------|------------|----------------------------|
| Mountain Views | Supplemental Cooling | Onsite Gym | Building Signage Available |
|----------------|----------------------|------------|----------------------------|

| | |
|---|---|
| Number and Types of loading (2) Drive-in Doors | Zoning IM (Industrial-Manufacturing) |
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BOULDER
RESERVOIR

6000 Spine Boulder, CO

SIXMILE
RESERVOIR

119

Spine Rd

63rd St

119

63rd St

N 71st St

Lookout Rd

Lookout Rd

TWIN LAKES
TRAILHEAD

BOULDER
COUNTRY CLUB

- 1 Asher Brewing Company
- 2 Boulder Twin Lakes Inn
- 3 Boulder Country Day School
- 4 Medtronic
- 5 Beyond the Mountain Brewing Co.
- 6 Northrop Grumman
- 7 QUALCOMM Inc
- 8 Avery Brewing Company
- 9 Smash Padel
- 10 Hampton Inn & Suites Boulder-North
- 11 Aperitivo
- 12 Ampersand Coffee Roasters
- 13 King Sooper
- 14 Snarf's Sandwiches
- 15 Proto's Pizza | Gunbarrel
- 16 Domino's Pizza
- 17 Starbucks Coffee Company
- 18 Sancho's Gunbarrel Mexican Restaurant
- 19 Subway

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FD | STONWATER 