

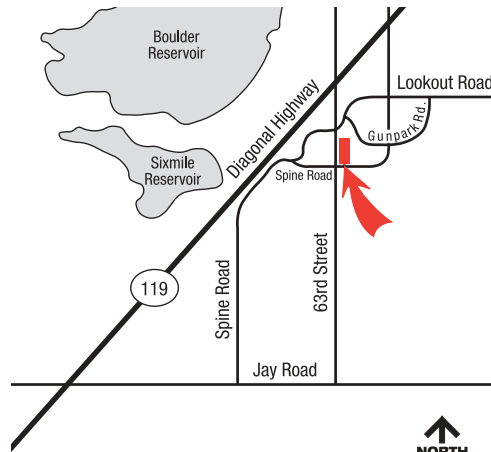
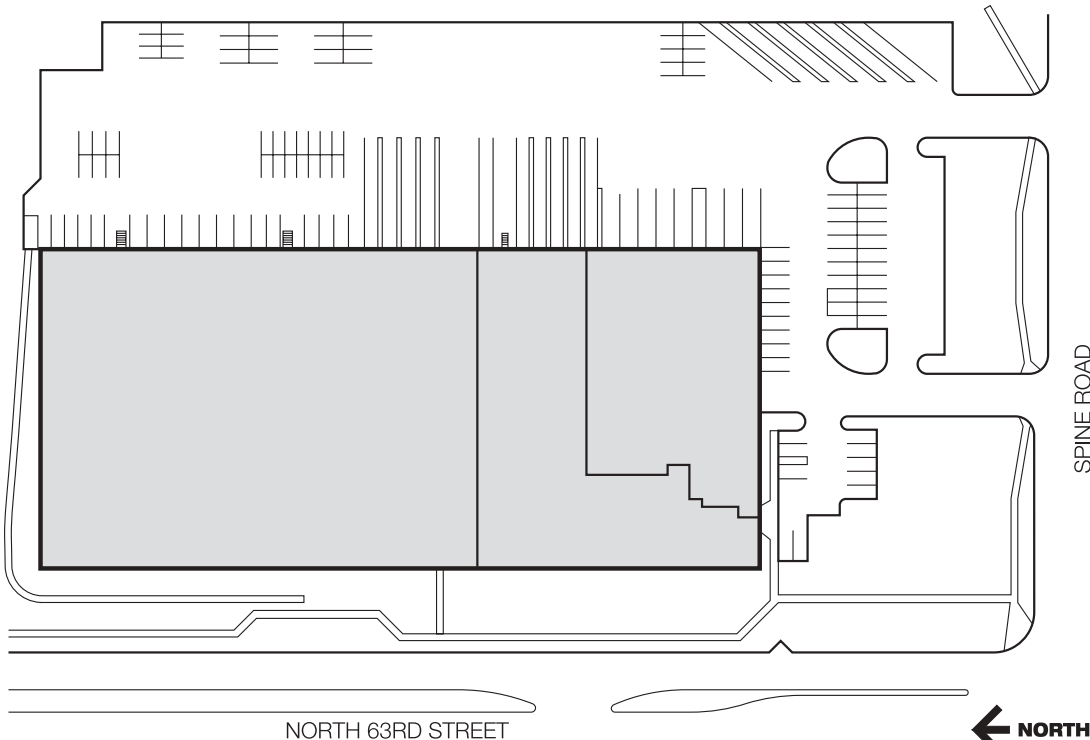


# SPINE ROAD<sup>®</sup> businessCENTER

6325 Spine Road  
Boulder, CO 80301

100,165 Sq. Ft.

Office / Flex



### Key Features:

- Distinctive, single-story facility with 22' ceiling clearance, broad office windows
- Well-manicured landscaping
- Ample staff and visitor parking
- Prominent signage available
- Fully sprinklered building
- 480/277V, 3-phase electrical
- Four dock doors and three dock levelers for maximum productivity and convenience
- Warehouse shower facilities and comfortable office space with quality finishes throughout
- Accessible Gunbarrel location in close proximity to major thoroughfares, support services, and employees
- Local ownership
- Responsive, professional management