

Boulder County's Largest Office Buildings

Ranked by total space

Rank	Office name Address, City, Zip	Total space in square feet / Occupancy rate as of June 30	Building owner / Property manager	Leasing agent / Phone number	Rent per sq. ft.	Average lease size in square feet / Average lease length	Principal tenants & footage occupied	No. of parking spaces / Monthly parking rate	Year built
1	LakeCentre Business Park 5300-5665 Airport Boulevard Boulder 80301	350,000 sf 100%	LakeCentre Plaza, LLLP, Boulder Highpoint LLLP, Yew Tree Investment Keith Fitzgerald	Jeff Wingert 303-442-8687	\$14-\$19	15,000-20,000 sf 5-7 years	Hauser, Radian, IBM, Cisco Systems	N/A N/A	1991-2000
2	Tierra Business Park 4720-4772 Walnut Street Boulder 80301	206,571 sf 100%	Tierra Buildings LLC Keith Fitzgerald, WW Reynolds Co.	WW Reynolds Co. 303-442-8687	\$14-\$16	13,000 sf 5 years	Cisco, Sagent, Educause, CarlLogic, Harmonic CU Foundation Institute for Performance Excellence	N/A N/A	1989
3	Gunbarrel Facility (1) 6304 Spine Road Boulder 80301	170,998 sf 100%	Gunbarrel Facility LLC, Meyer's Land & Cattle Marilyn Heebner	Nick Glilda 303-466-2500	N/A	N/A N/A	Lockheed Martin, 117,050 sf Napro Biotherapeutics, 53,948 sf	562 N/A	1964
4	Mountain View Corporate Center 11980 Airport Way Broomfield 80021	137,040 sf 100%	W/9 Mountain Real Estate Ltd. Legacy Partners Commercial Inc.	Scott Garel 303-892-1111 ext. 331	\$19.50-\$21.30 NNN	137,040 sf 7-10 years	360 Networks	1,430 (entire lot) \$0	1999-2000
5	Boulder Tech Center (1), (2) 6400 & 6450 Dry Creek Parkway Boulder 80307	125,000 sf 100%	MUM III LLC, MUM IV LLC Andrew Unkefer	Andrew Unkefer 303-530-5398	\$14-\$17.50	60,000 sf 10 years	Vapor Technologies, a Masco Co. Helix Technology	N/A \$0	1998
6	Diagonal Tech Center 1625 & 1751 S. Fordham Street Longmont 80503	123,200 sf 91%	Diagonal Tech Center Ltd. First Range Management Inc.	Scott Smith 303-449-2131	\$9.75-\$13.75	22,000 sf 5 years	ST. Microelectronics, 42,000 sf U.S. Government, 20,000 sf	375 \$0	1999
7	Black Diamond 555 Aspen Ridge Drive Lafayette 80026	119,116 sf 100%	1215 Spruce Ltd. First Range Management Inc.	Wanda Kay Holtz 303-530-0700 ext. 102	WND	119,116 sf 5 years	Design Fabricators Inc., 119,116 sf	251 \$0	1984
8	Mountain View Corporate Center 12202 Airport Way Broomfield 80021	114,905 sf 100%	W/9 Mountain Real Estate Ltd. Legacy Partners Commercial Inc.	Scott Garel 303-892-1111 ext. 331	\$19.50-\$21.30 NNN	20,000 sf 7-10 years	XO Communications, Arthur Andersen, Ford Motor Credit	1,430 (entire lot) \$0	1999-2000
8	Mountain View Corporate Center 12303 Airport Way Broomfield 80021	114,905 sf 100%	W/9 Mountain Real Estate Ltd. Legacy Partners Commercial Inc.	Scott Garel 303-892-1111 ext. 331	\$19.50-\$21.30 NNN	114,905 sf 7-10 years	GlobalCommerce	1,430 (entire lot) \$0	1999-2000
10	The Exeter 1050 Walnut Street Boulder 80302	110,000 sf WND	SPP Real Estate Transwestern Commercial Services	Becky Callan Gamble 303-449-1420	\$18-\$25 NNN	9,000 sf 5 years	Solomon Smith Barney, 7,000 sf Holland & Hart, 10,000 sf	1:1,000 sf \$100	1988
11	THW Walnut 4775 Walnut Street Boulder 80301	100,176 sf 100%	THW Partners LP Thomas D. Hast, Hast & Co.	Geoffrey Keys 303-447-2700	\$8-\$12	25,000 sf 3 years	Network Photonics, 48,027 sf Insurance Reference Systems, 16,262 sf	N/A N/A	1987
12	Building 1 @ Creekside Business Park 1611 Pike Road, Building 1 Longmont 80503	100,000 sf 100%	Chandelle Development Chandelle Development	Norm Blum 303-572-5540	\$12 NNN	50,000 sf 7 years	Mentor Graphics, 50,000 sf Zygo Automation Systems, 50,000 sf	4.25:1,000 sf \$0	1999
13	Mountain View Corporate Center 12101 Airport Way Broomfield 80021	95,000 sf 100%	W/9 Mountain Real Estate Ltd. Legacy Partners Commercial Inc.	Scott Garel 303-892-1111 ext. 331	\$19.50-\$21.30 NNN	95,000 sf 7-10 years	360 Networks	1,430 (entire lot) \$0	1999-2000

Source: Information compiled from faxed forms.

Researched by Alisha Jeter Rhines & Chris Blumenstein
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Footnotes:

- (1) Updated information was not reported for these properties; (2) The buildings at Boulder Tech Center are linked, 60,000 s.f. & 60,000 s.f.;
 - (3) Figures represent only 3333 Walnut St. with the second property being new and on the same lot.
- NNN = Tenant covers operating expenses; NR = Not Ranked; WND = Would not disclose; N/A = Not available; N/AP = Not applicable