



An architectural rendering shows a light-industrial flex building in Gunbarrel being built by Niwot-based real estate developer Burden Inc. Courtesy Railton McEvoy Architects.

Burden Inc. constructing spec flex building in Gunbarrel

by **Doug Storum** on March 17, 2016

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BOULDER — Construction is underway on the core and shell of a light-industrial flex building in Gunbarrel north of Boulder, a product type that is “hard to come by in this area,” according to the developer.

Niwot-based Burden Inc. is building the 30,317-square-foot building at 6035 Longbow Drive on speculation and hopes to have it completed by the end of July.

Keith Burden, a principal and managing broker at Burden Inc., said plans will allow the leasing of up to 10 3,000-square foot units, or the building could be leased in larger units or even to one company. Plans call for about 80 parking spaces.

The building was designed by Boulder-based Railton McEvoy Architects. Burden Inc. has hired Jason Kruse of The Colorado Group as leasing agent for the building.

The building is north of Covidien’s campus and west of the Leanin’ Tree Museum on the east side of the Diagonal Highway that connects Boulder and Longmont.

“It will provide great views of the mountains and opportunities for signage that can be seen from the Diagonal Highway,” Burden said.

Burden Inc., through the entity RLET Longbow LLC, paid SkiPunk LLC \$700,000 in February 2015 for the 2.24 acres of vacant land. SkiPunk had acquired the property in 2013 for \$2 million from Tomahawk Partnership LLP, an entity of the Trumble family that owns Leanin' Tree.

Burden Inc. develops and manages real estate in Longmont, Niwot, Boulder and Westminster. One of its more recent and high-profile projects was the Roosevelt Park Apartments in Longmont, which includes 115 luxury apartment units and retail space at street level.