



RETAIL / OFFICE SPACE FOR LEASE

1110 S BOULDER ROAD
LOUISVILLE, CO 80027

PROPERTY HIGHLIGHTS

Single Tenant, free standing retail or office building for lease.

In close proximity to downtown Louisville, this property offers incredible visibility on South Boulder Road. As a stand along building tenant's will have their own signage, identity, and parking giving the opportunity to truly display their own brand. Landlord is willing to consider both short and long term leases.

- Single tenant, free-standing building
- Great signage
- Excellent visibility
- Close to downtown Louisville
- On-site parking
- Near bus route & restaurants

Building size	2,400 RSF
Available	Immediately
Lease Rate	\$12.50/RSF NNN
Expenses (Est)	\$10.79/RSF

DISCLAIMER: The information contained in this brochure has been obtained from sources we believe to be reliable. However, while we have no reason to doubt the accuracy of the information, it is important for you to understand that we have not verified the accuracy or completeness of the information and, therefore, do not make any guarantees, warranties or representations regarding the accuracy and completeness of the information provided. It is your responsibility to verify and confirm the accuracy and completeness of the information contained herein. The tenant, buyer, seller and/or landlord should not rely on the information contained in this brochure but instead should independently verify the permitted use and zoning of the property him or herself. The zoning link is for initial informational purposes only.

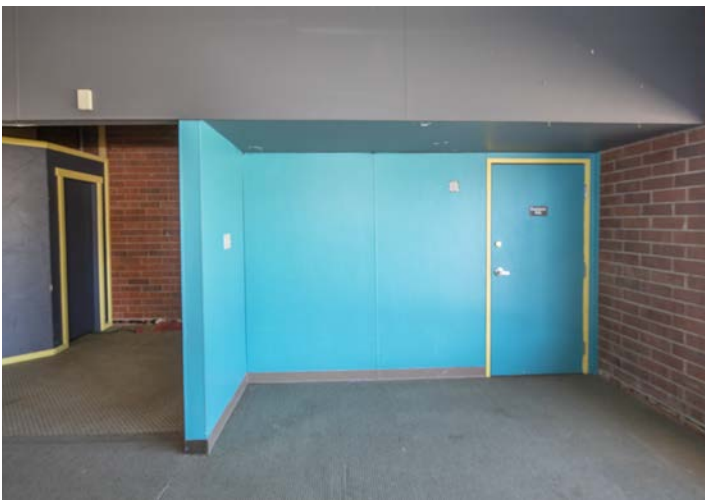
CONTACT US

Wade Arnold
Broker Associate
303.449.2131 ext 135
warnold@coloradogroup.com

B. Scot Smith
Founder/Principal
Broker Associate
303.449.2131 ext 116
bss@coloradogroup.com

The Colorado Group, Inc
3434 47th St, Suite 220
Boulder, CO 80301
303.449.2131
www.coloradogroup.com

PROPERTY PHOTOS



RETAIL / OFFICE SPACE FOR LEASE

1110 S. BOULDER ROAD, LOUISVILLE, CO 80027

Colorado Group

PROPERTY LOCATION

ALFALFA'S
Papa Murphy's
TAKE 'N BAKE PIZZA

Pica's
MEXICAN TAQUERIA

LOUISVILLE FREE PUBLIC
LIBRARY

KING Soopers

City of Louisville

WATERLOO

MOXIE BREAD CO

LuLu's bbq

12 BREWING

The Melting Pot
FONDUE RESTAURANT

HUCKLEBERRY
FOOD & FARE



The Colorado Group, Inc. | 3434 47th St, Suite 220, Boulder, CO 80301 | 303-449-2131 | www.coloradogroup.com

* For a complete disclaimer, please see page one of this brochure.