



### PROPERTY HIGHLIGHTS

**This building has great visibility,** monument signage and is equipped with showers. The building is also conveniently located with bus service, bike trails, restaurants and tennis courts within walking distance.

Impressive first floor office suite with 6 private offices, conference room, and kitchenette. This contemporary suite has abundant natural light and was recently remodeled.

- Abundant free parking
- Monument signage
- On-site showers
- Near bus route
- Near bike trails

---

**Suite 110:** 1,758 RSF  
**Available:** Immediately  
**Lease Rate:** \$17.50 RSF NNN  
**Expenses:** \$9.25 RSF

---

DISCLAIMER: The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to confirm its accuracy and completeness.

### CONTACT US

**Barb Pozzi**  
Broker Associate  
303.449.2131 ext 148  
barbp@coloradogroup.com

**The Colorado Group, Inc**  
3434 47th St, Suite 220  
Boulder, CO 80301  
303.449.2131  
[www.coloradogroup.com](http://www.coloradogroup.com)

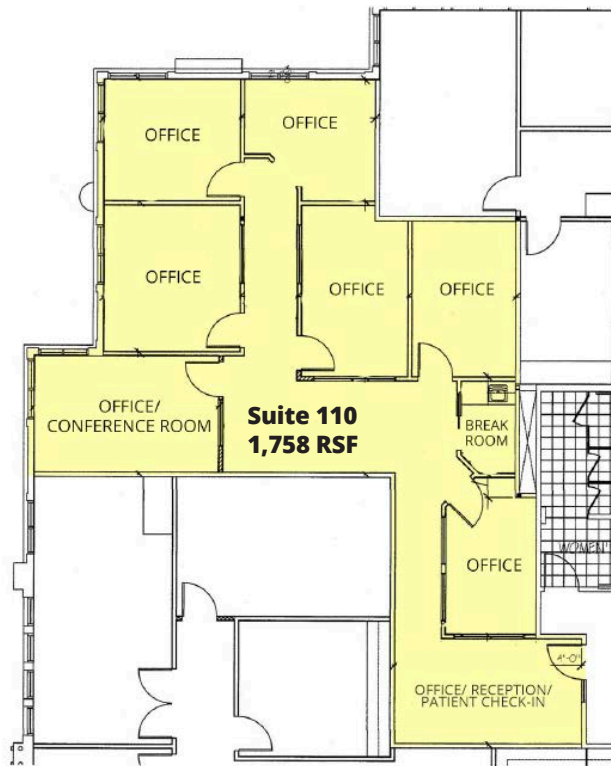
# OFFICE SPACE FOR LEASE

## GREAT LOUISVILLE LOCATION

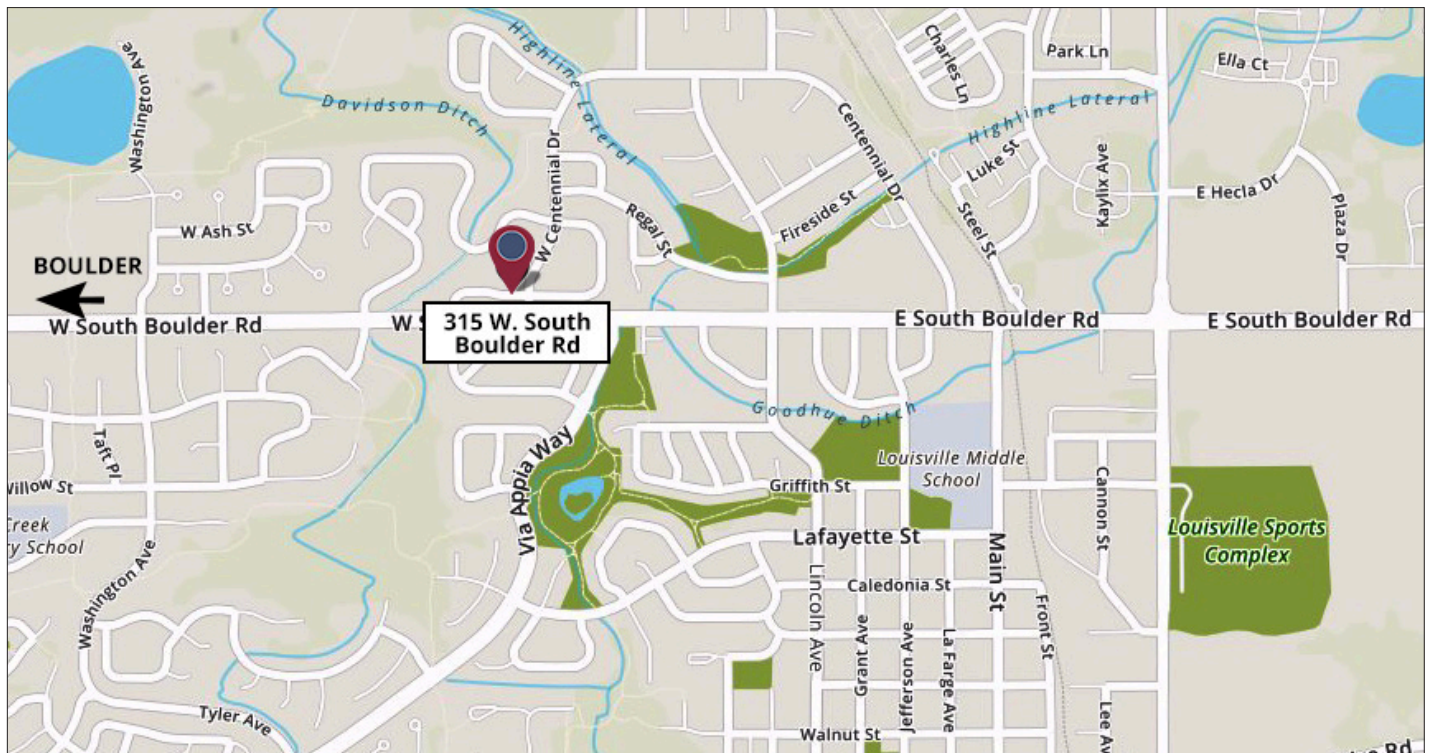
Colorado  
Group

315 W SOUTH BOULDER ROAD, LOUISVILLE, CO 80027

### PROPERTY FLOOR PLANS



### PROPERTY LOCATION - LOUISVILLE



The Colorado Group, Inc. | 3434 47th St, Suite 220, Boulder, CO 80301 | 303-449-2131 | [www.coloradogroup.com](http://www.coloradogroup.com)

DISCLAIMER: The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.



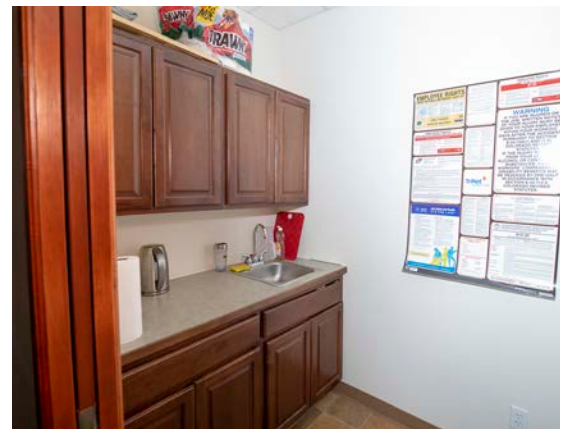
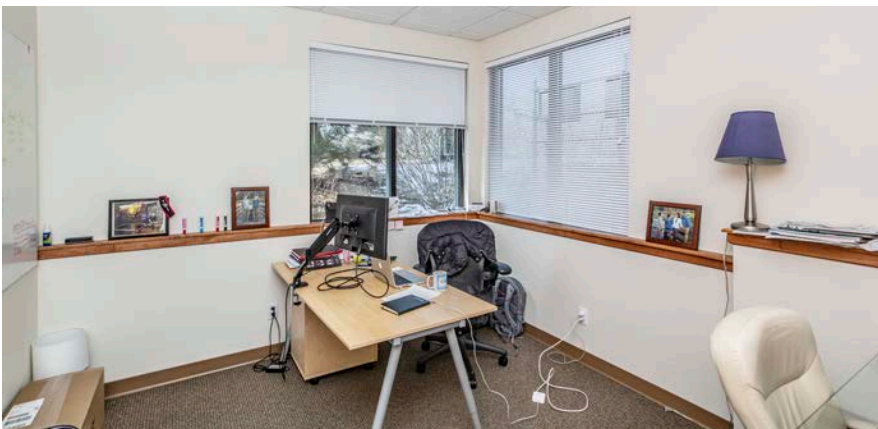
# OFFICE SPACE FOR LEASE

## GREAT LOUISVILLE LOCATION

Colorado  
Group

315 W SOUTH BOULDER ROAD, LOUISVILLE, CO 80027

### PROPERTY PHOTOS



The Colorado Group, Inc. | 3434 47th St, Suite 220, Boulder, CO 80301 | 303-449-2131 | [www.coloradogroup.com](http://www.coloradogroup.com)

DISCLAIMER: The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.