



PROPERTY HIGHLIGHTS

Back on the market after extensive renovations to the common areas, restrooms, showers, etc. The building now features smaller, demised spaces that are ready for tenant improvements (demisable to approximately 1,648 SF). This quality building is located in the heart of Louisville with excellent views and great natural light. Centrally located between Boulder and Denver in Centennial Valley Business Park with easy access to Highway 36 and the Northwest Parkway. Walking distance to many amenities including restaurants and shopping. Building is equipped with 2nd story patio that is common to all users, updated restrooms and showers, fiber internet service, ample parking, and high-end finishes throughout. Located on RTD bus routes.

Building Size:	32,422 RSF	Zoning:	Planned Community Commercial
Minimum Divisible:	1,648 RSF		
Lease Rate:	\$17.00/RSF	Parking:	139 Spaces
Expenses (Est):	\$8.13/RSF	Power:	2,500 amps/ 480v 3-Phase
Available:	Immediately		

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.

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OFFICE BUILDING FOR LEASE

CENTENNIAL VALLEY BUSINESS PARK

Colorado
Group

1157 W. CENTURY DRIVE, LOUISVILLE, CO 80027

PROPERTY **PHOTOS**



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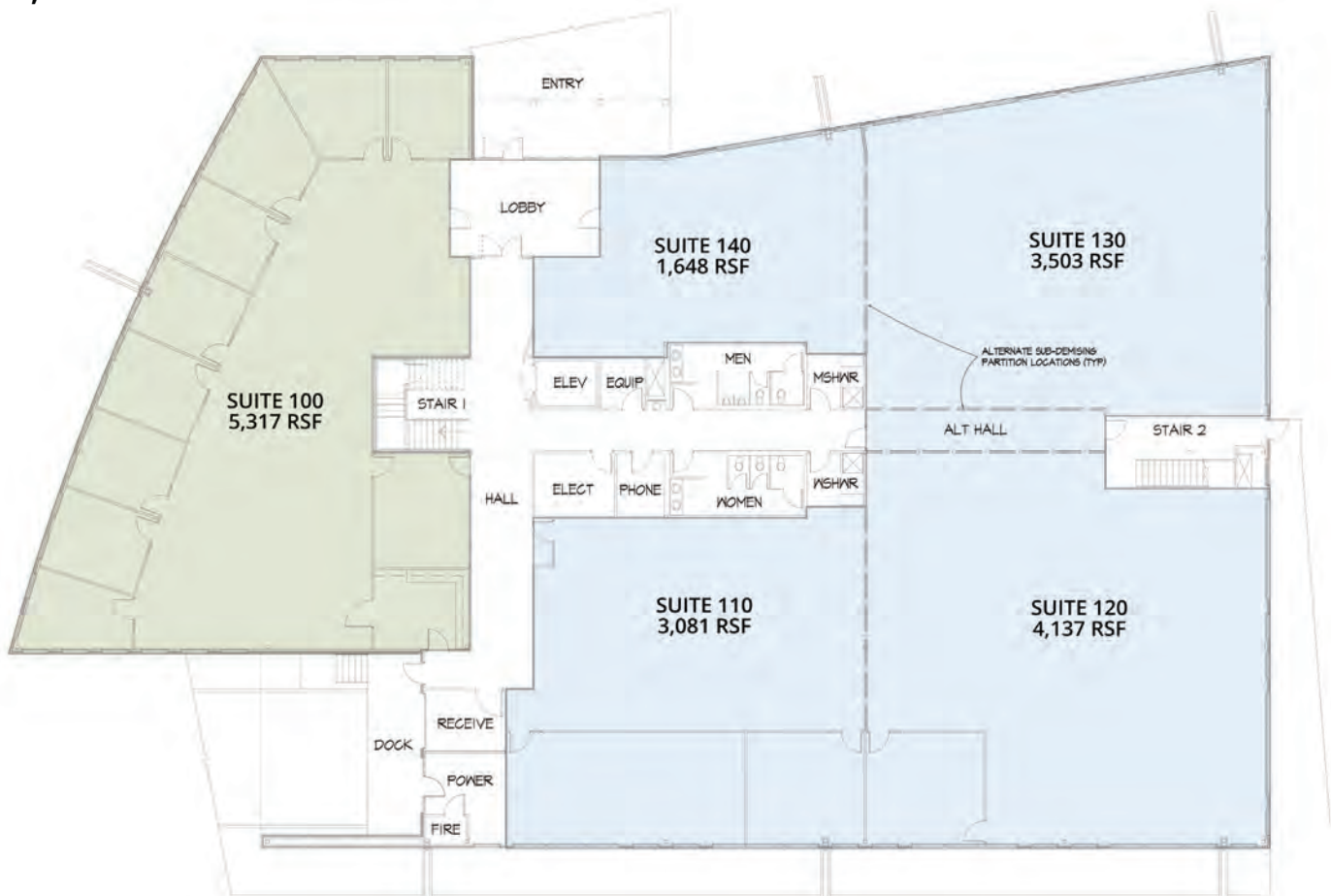
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PROPERTY **FLOOR PLANS**

1ST FLOOR 17,687 RSF



*Various demising options available

SUITE	RSF
100	5,317 RSF
110	3,082 RSF
120	4,137 RSF
130	3,503 RSF
140	1,648 RSF

** Suites may be combined



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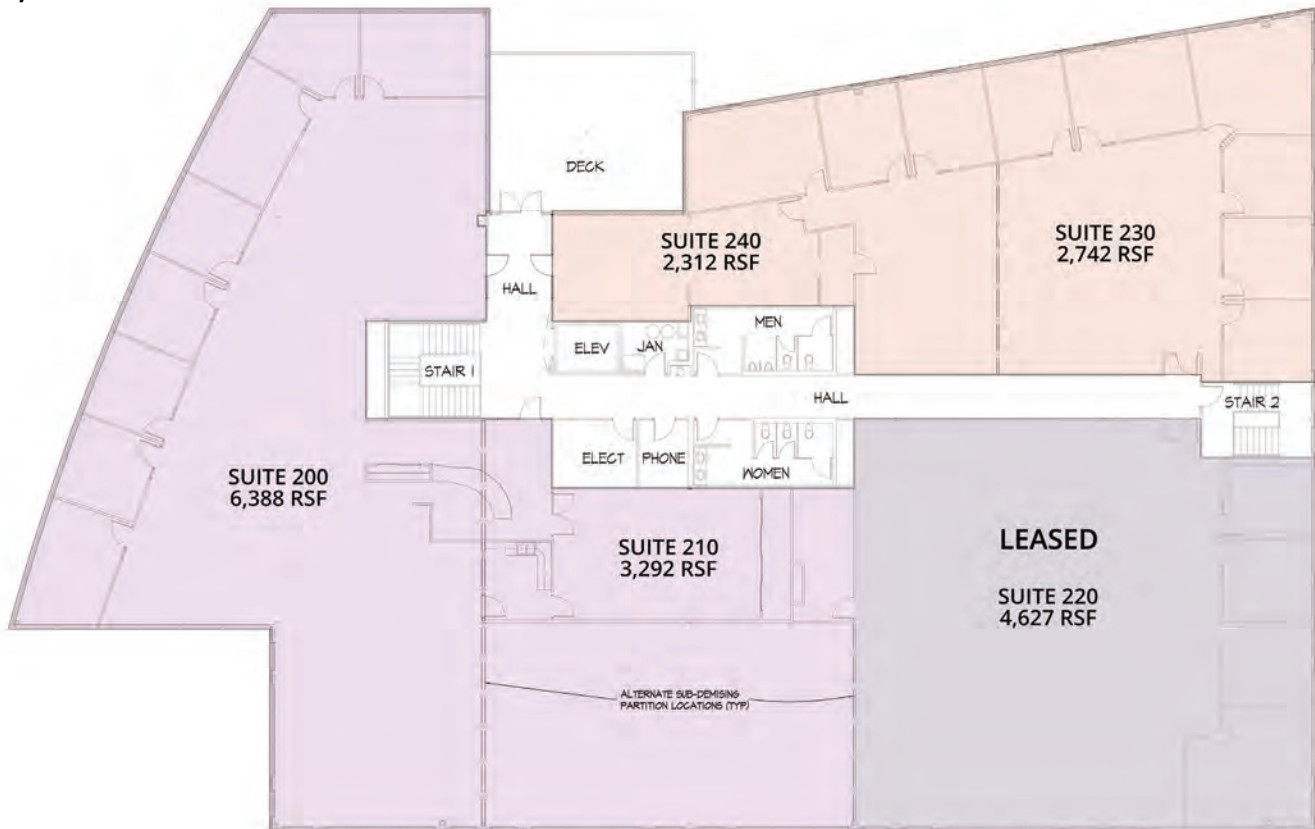
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PROPERTY **FLOOR PLANS**

2ND FLOOR 14,734 RSF



SUITE	RSF
200	6,388 RSF
210	3,292 RSF
230	2,743 RSF
240	2,312 RSF

** Suites may be combined



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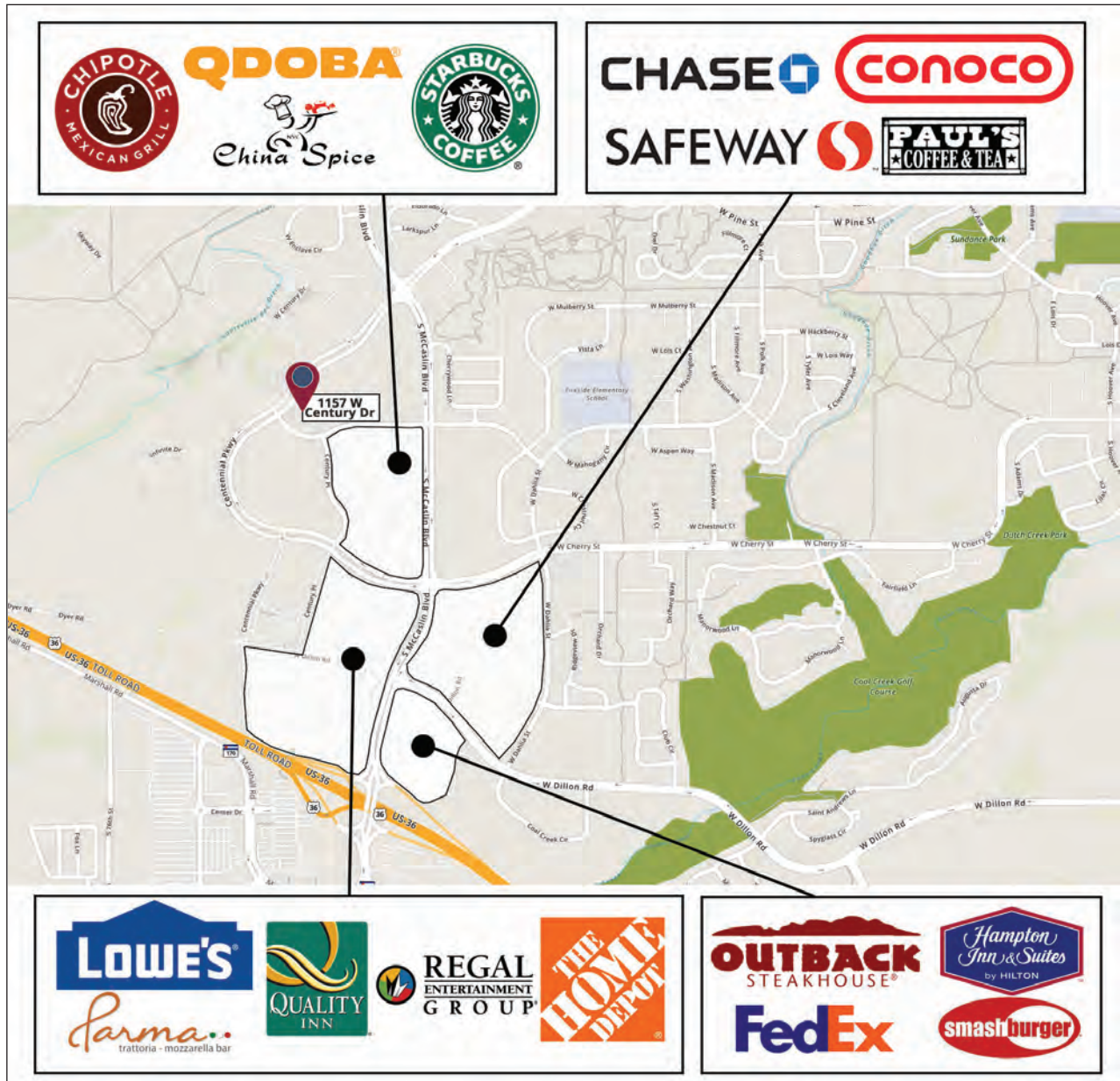
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PROPERTY LOCATION



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