Colorado Group

OFFICE BUILDING FOR LEASE

CENTENNIAL VALLEY BUSINESS PARK

1157 W. CENTURY DRIVE, LOUISVILLE, CO 80027

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:	37,049 RSF	**Zoning:**	Planned Community Commercial
Minimum Divisible:	1,648 RSF		
Maximum Contiguous:	12,369 RSF	**Parking:**	139 Spaces
Lease Rate:	$17.00/RSF		
Expenses (Est):	$8.75/RSF	**Power:**	2,500 amps/ 480v 3-Phase
Available:	Immediately		

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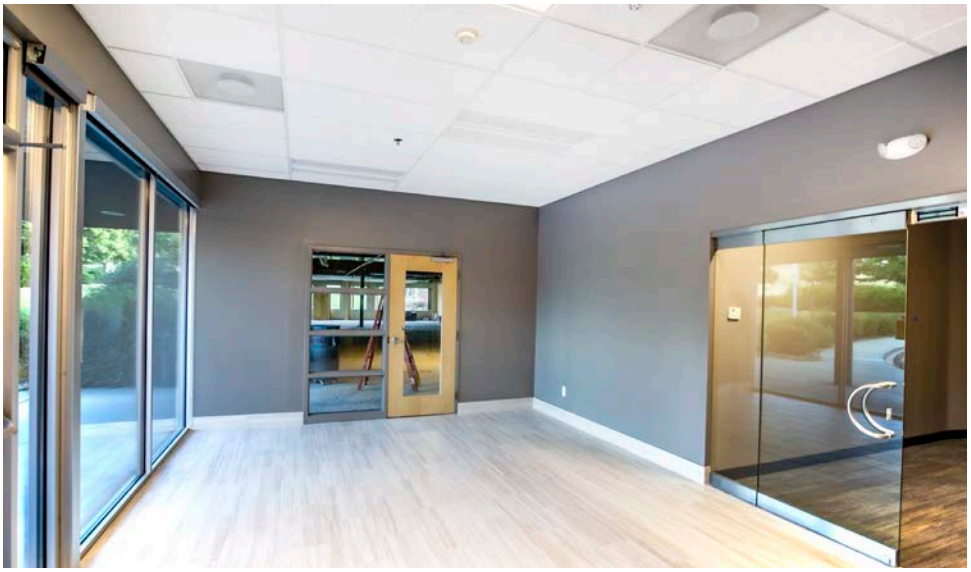
PROPERTY **PHOTOS**



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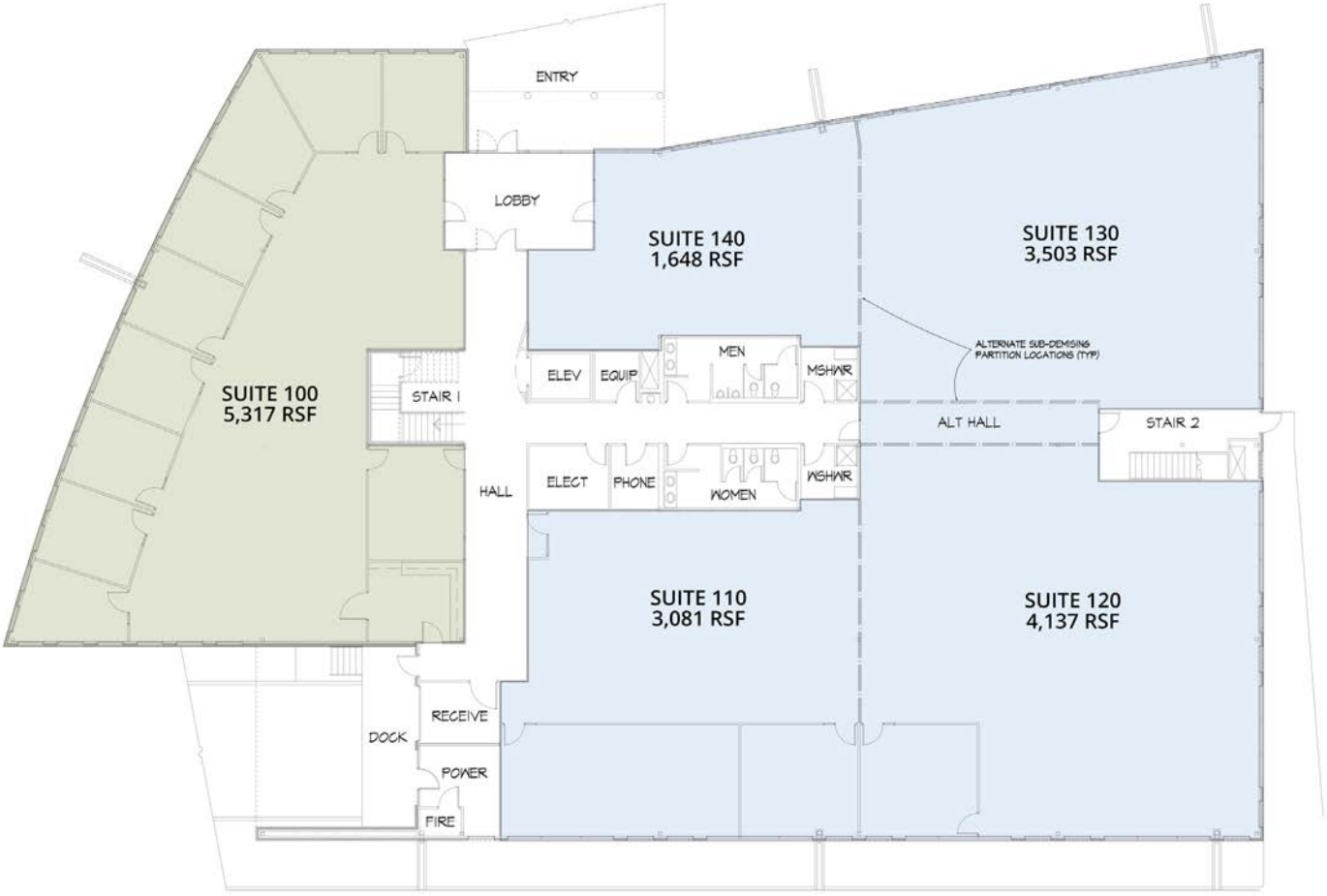
PROPERTY **FLOOR PLANS**

1ST FLOOR
17,686 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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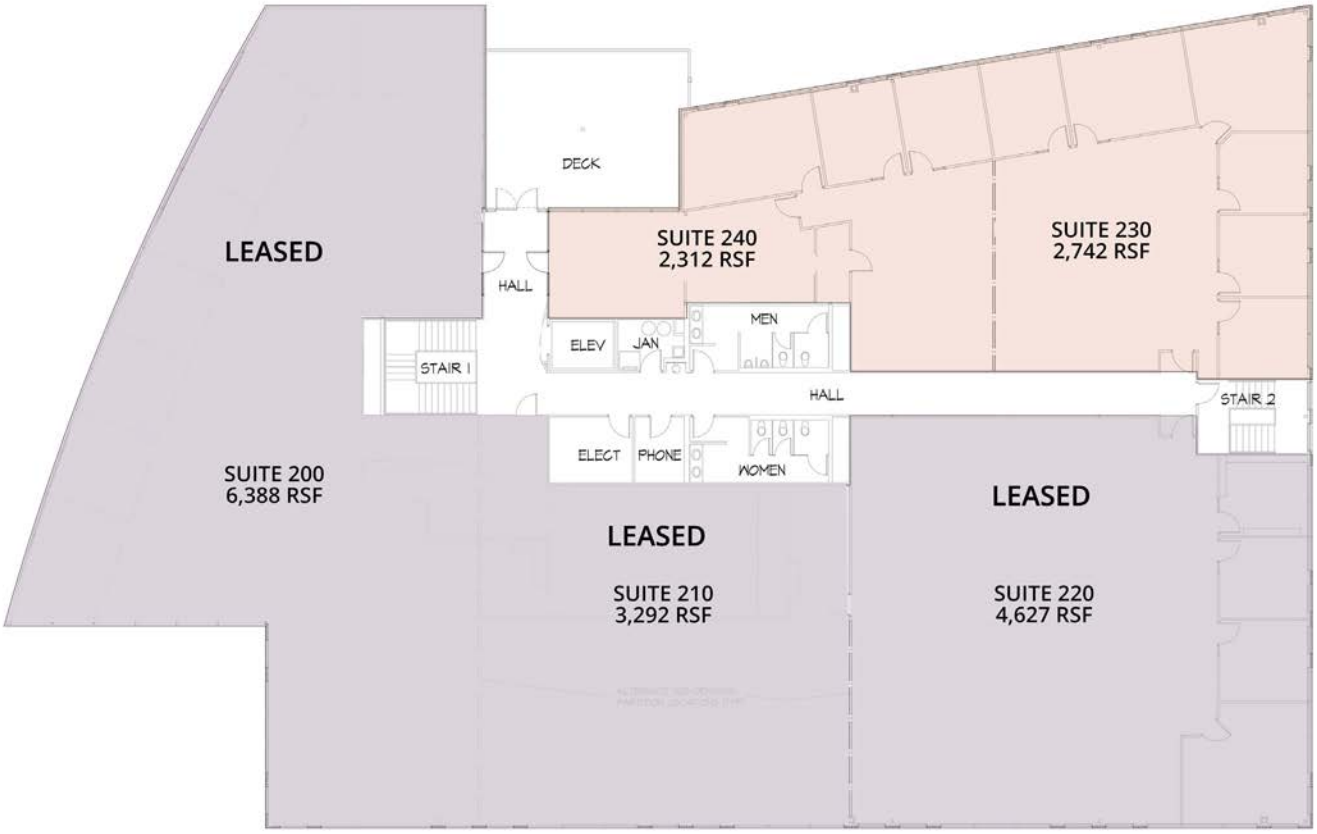
PROPERTY **FLOOR PLANS**

2ND FLOOR
5,054 RSF



SUITE	RSF
230	2,742 RSF
240	2,312 RSF
** Suites may be combined	

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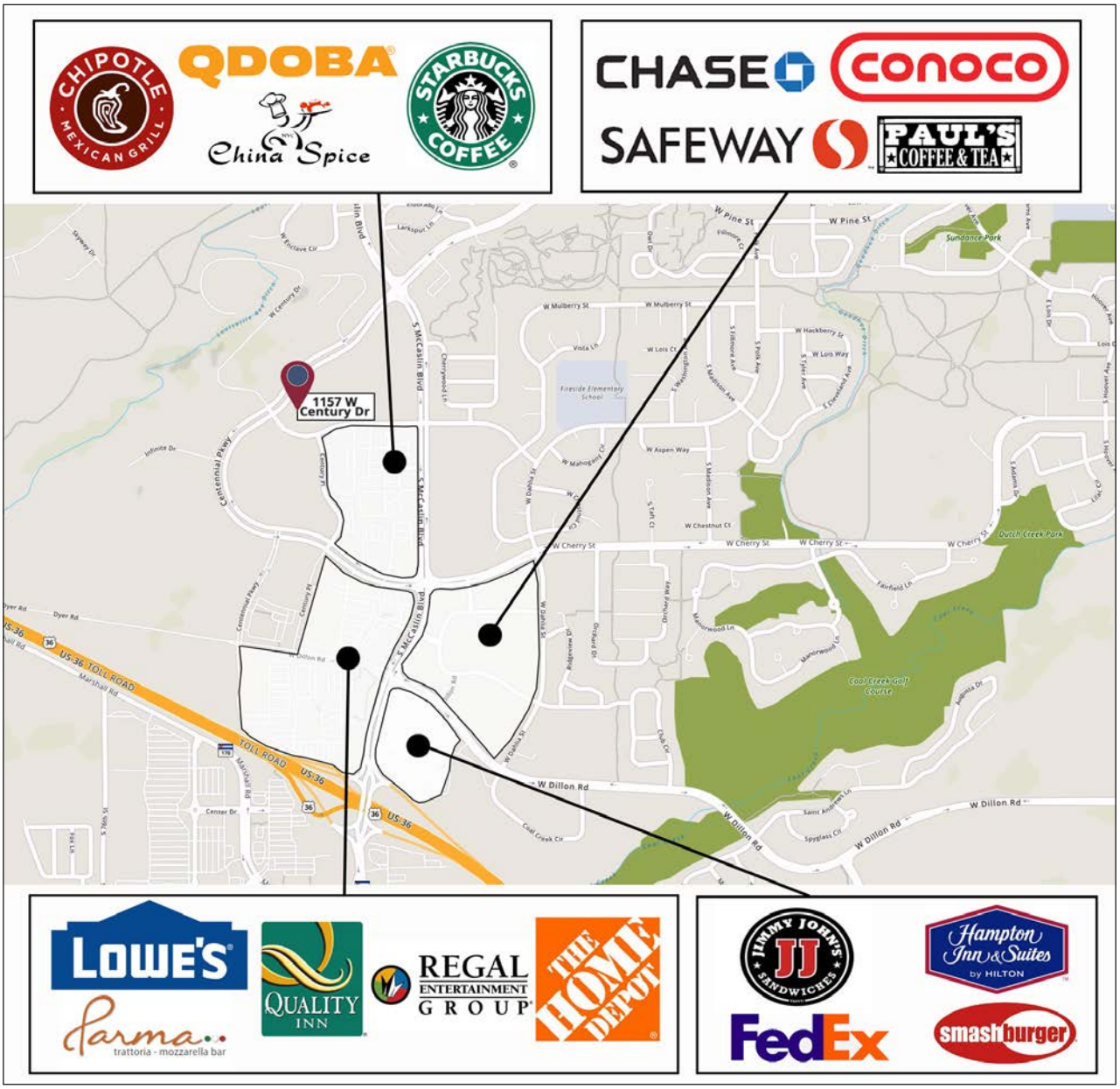
PROPERTY **LOCATION**



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