



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			
Total Available:	9,288 RSF	Parking:	139 Spaces
Lease Rate:	\$18.00/RSF	Power:	2,500 amps/ 480v 3-Phase
Expenses (Est):	\$7.34/RSF		
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. Licensed in the state of Colorado.

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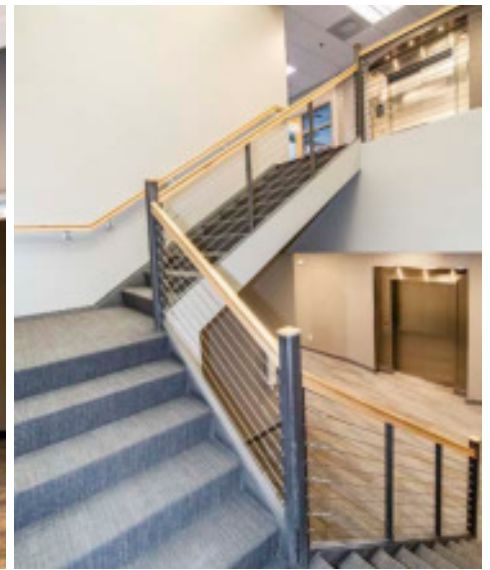
OFFICE BUILDING FOR LEASE

CENTENNIAL VALLEY BUSINESS PARK

Colorado
Group

1157 W. CENTURY DRIVE, LOUISVILLE, CO 80027

PROPERTY **PHOTOS**



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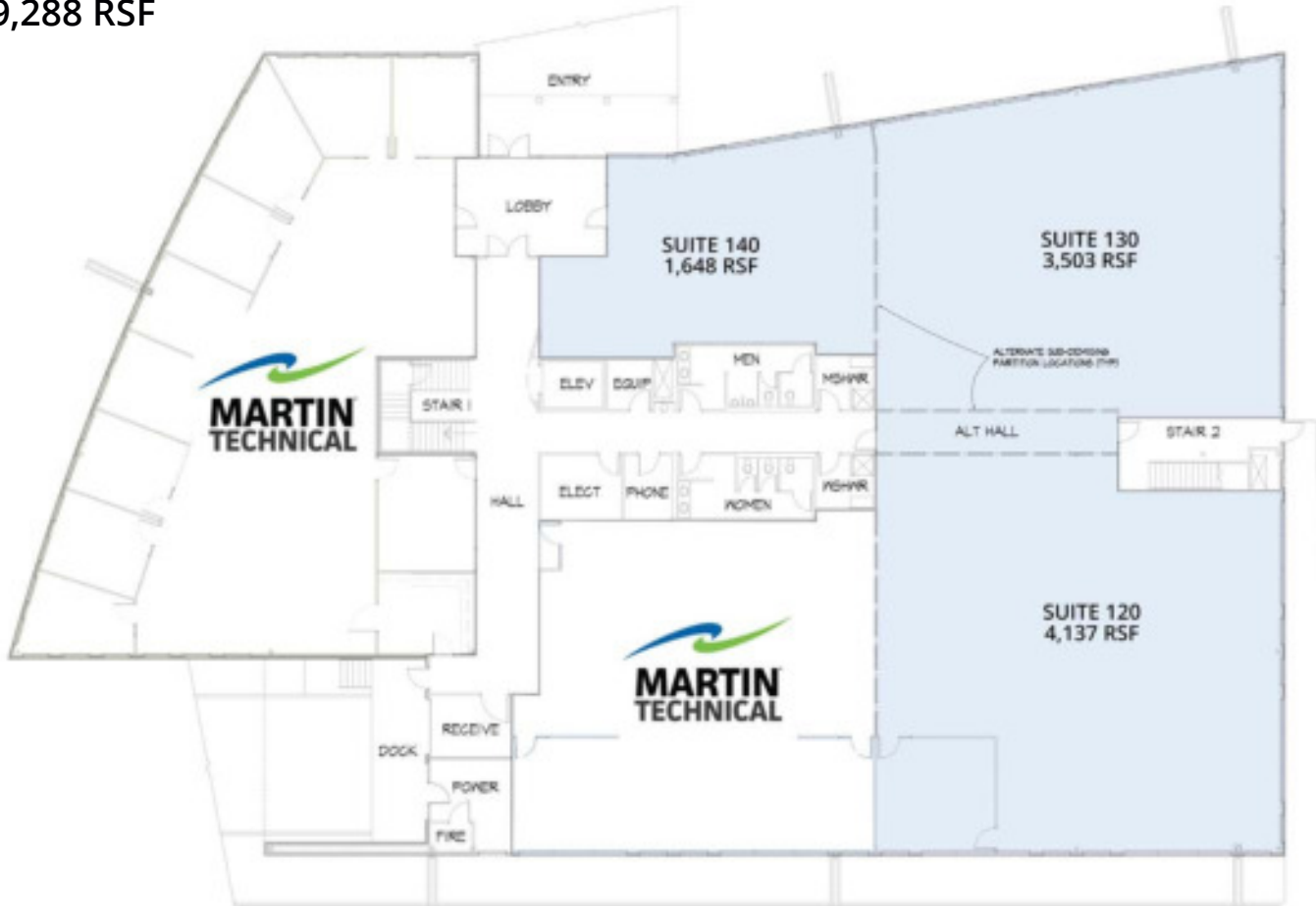
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PROPERTY FLOOR PLANS

1ST FLOOR
9,288 RSF



*Various demising options available

SUITE	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
5,126 RSF



SUITE	RSF
230	2,778 RSF
240	2,348 RSF
** Suites may be combined	



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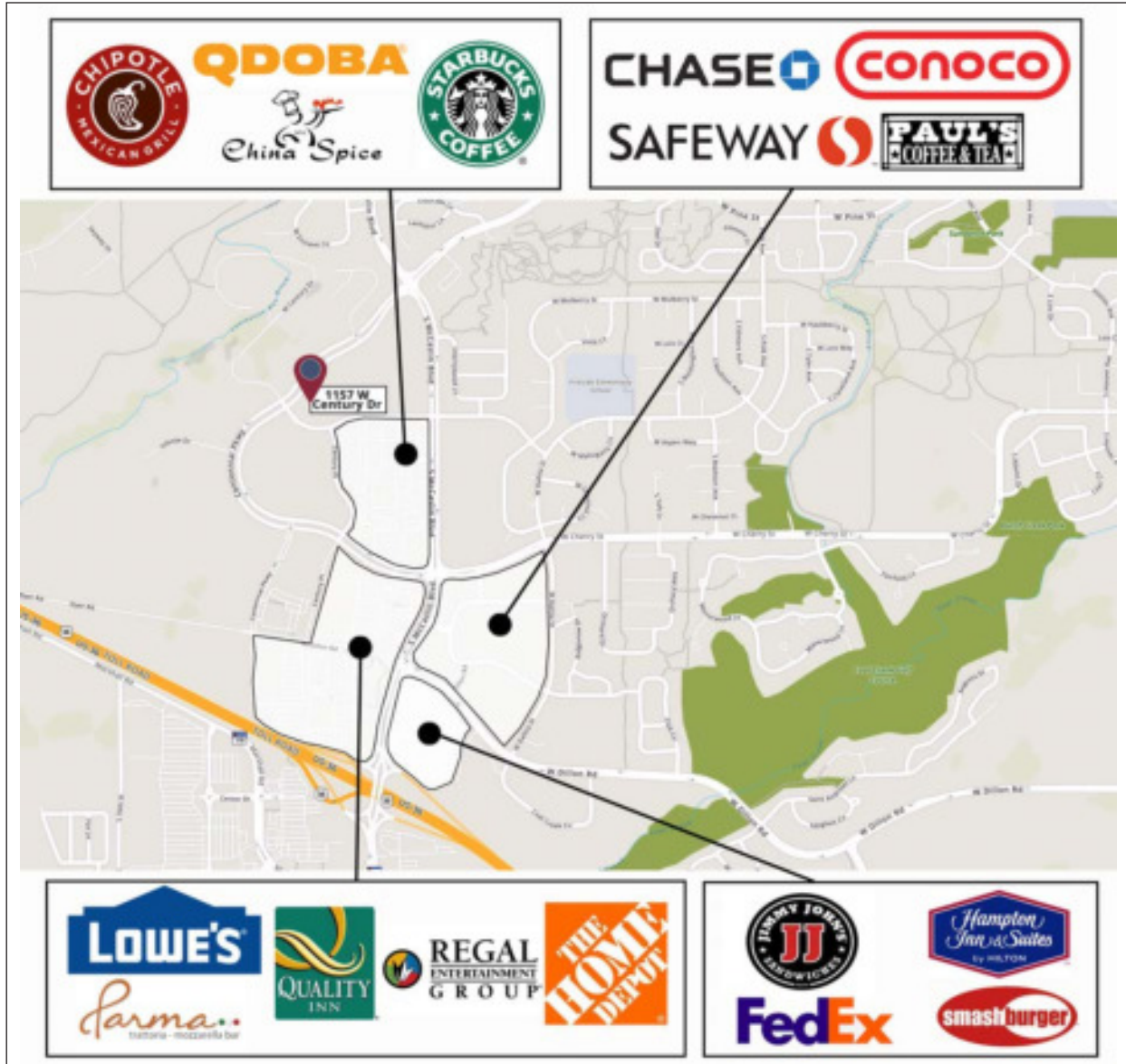
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PROPERTY LOCATION



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