

Colorado
Group

CHRISMAN
COMMERCIAL

OFFICE SPACE FOR LEASE GATEWAY BUILDING #1

818 W SOUTH BOULDER ROAD, SUITE 200, LOUISVILLE, CO 80027



PROPERTY HIGHLIGHTS

This attractive campus of medical and professional office buildings for lease in Louisville boasts high quality construction, great views, easy access from W. South Boulder Road and high visibility. T-1 and Comcast internet service available in all buildings. Storage space available for lease.

Suite 200 includes 2 oversized offices with mountain views, 3 regular offices with mountain and northern views, kitchen, waiting area and large meeting/bullpen space.

- Quiet setting
- Elevator access
- Storage available for lease
- Ample on-site parking
- Tons of natural light
- Near bus route

Suite 200:	2,239 SF
Available:	Immediately
Lease Rate:	\$17.00/SF NNN
Expenses:	\$15.47/SF (including utilities)

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.

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PROPERTY PHOTOS



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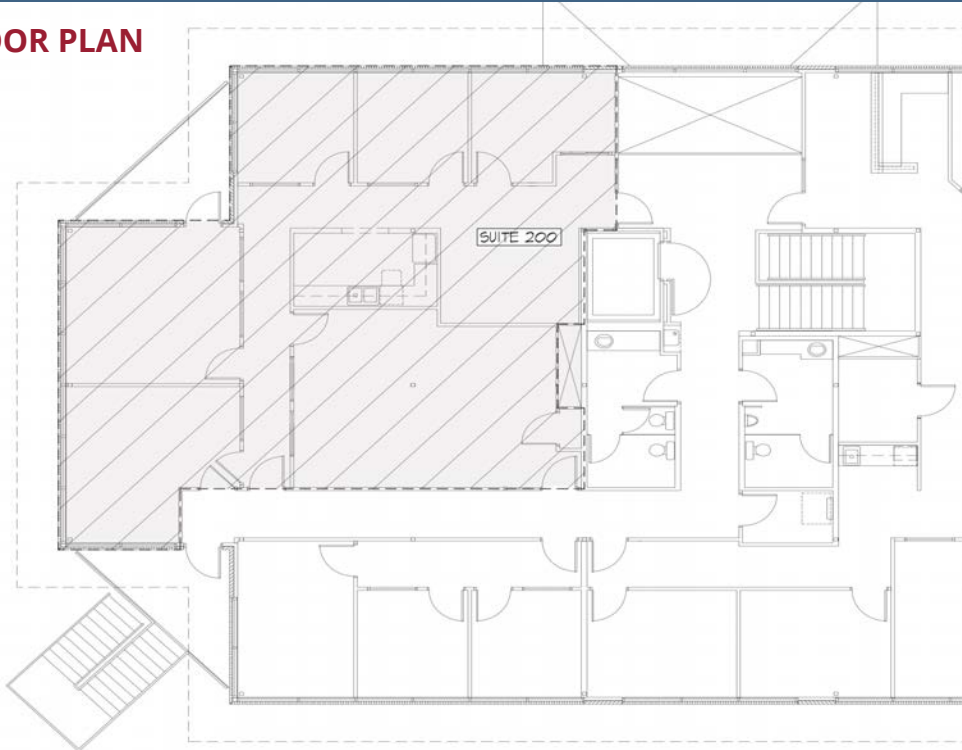
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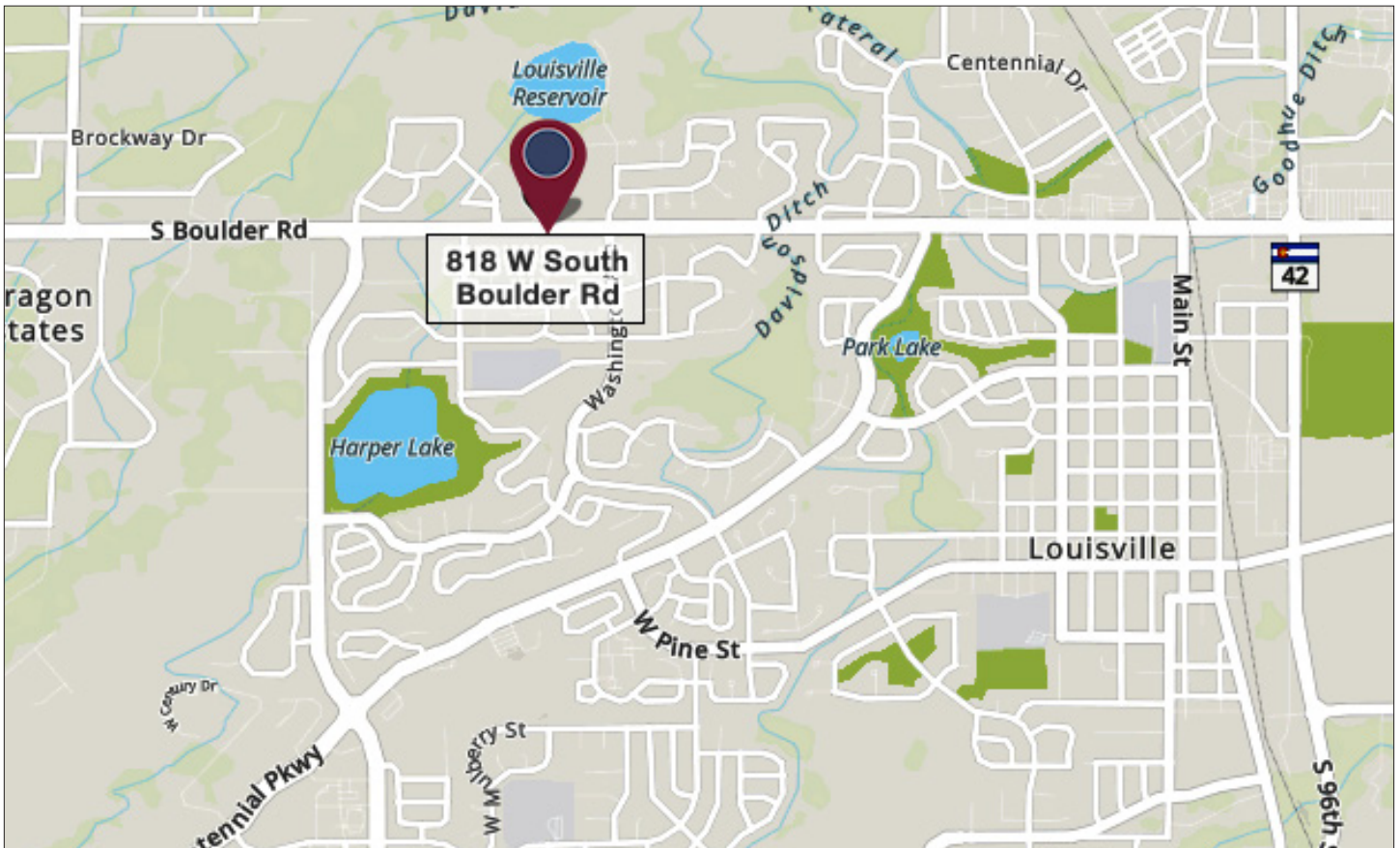
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PROPERTY FLOOR PLAN



PROPERTY LOCATION



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