Colorado Group

MOVE-IN READY **OFFICE SUBLEASE**

1805 HIGHWAY 42
LOUISVILLE, CO 80026

PROPERTY **HIGHLIGHTS**

Look no further! All this plug and play, fully furnished office needs is a new tenant! Located off 95th Street and South Boulder Road, and surrounded by restaurants, this first floor office space offers a welcoming reception area, nine private offices, two conference rooms, a work/copy room, break room and private outdoor patio.

- Fully furnished - plug & play
- New tenant finish
- Natural light, windows on all sides
- On-site parking
- Near bike path
- Near restaurants

Suite 100	3,325 RSF
Available	Now
Lease Rate	$15.50/RSF NNN
Expenses (Est)	$6.50/RSF
Parking	4.5 per 1,000
Sublease Expiration	10/31/24* *Landlord may consider direct and/or long term deal

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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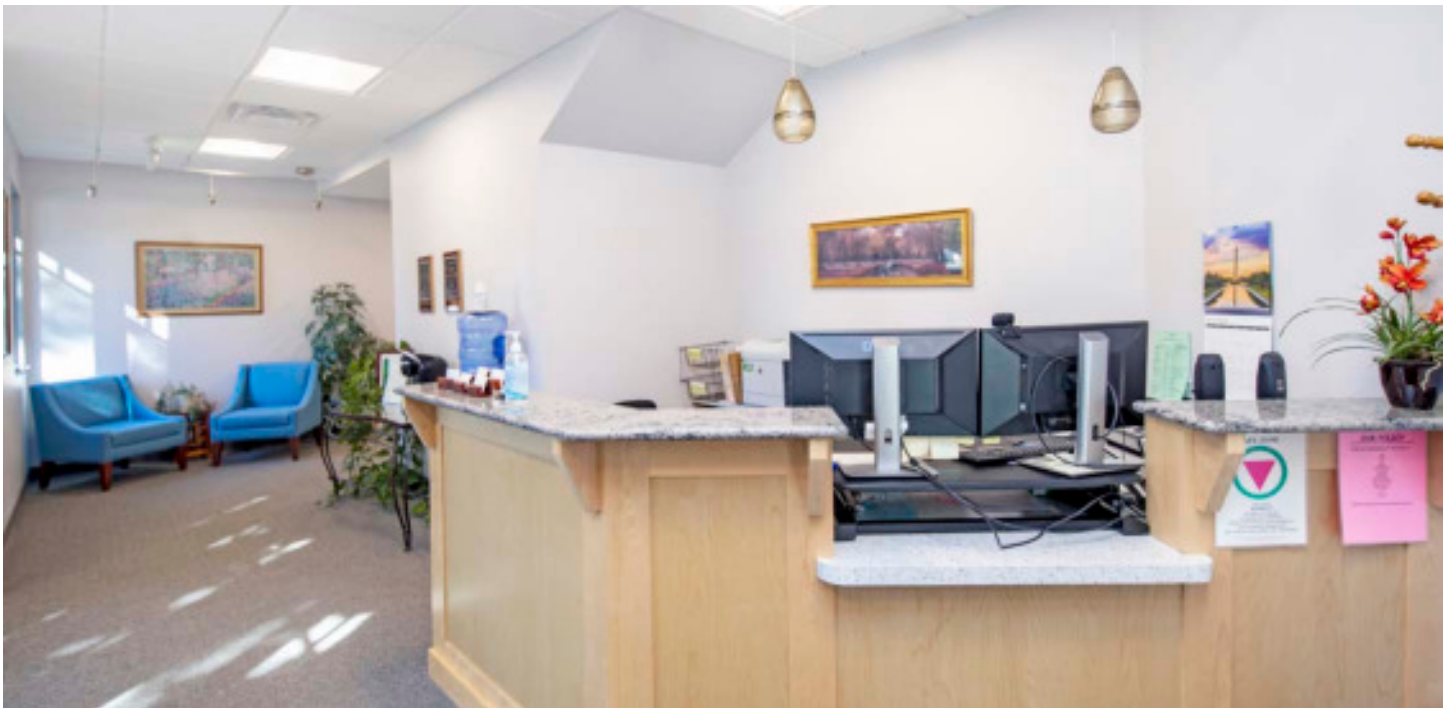
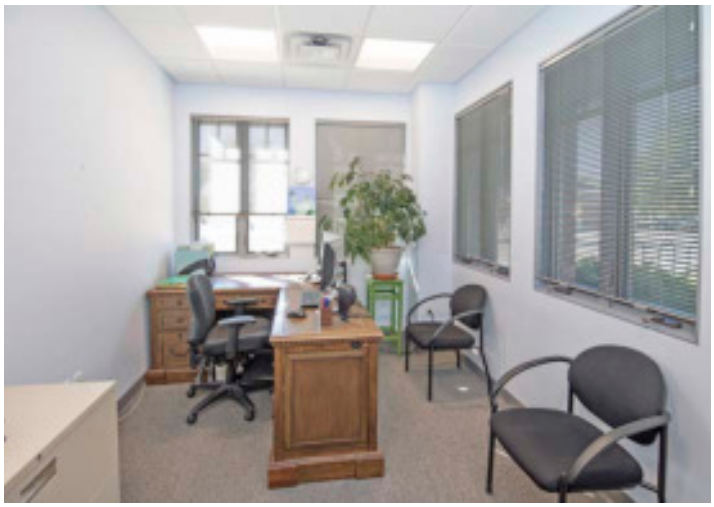
PROPERTY **PHOTOS**





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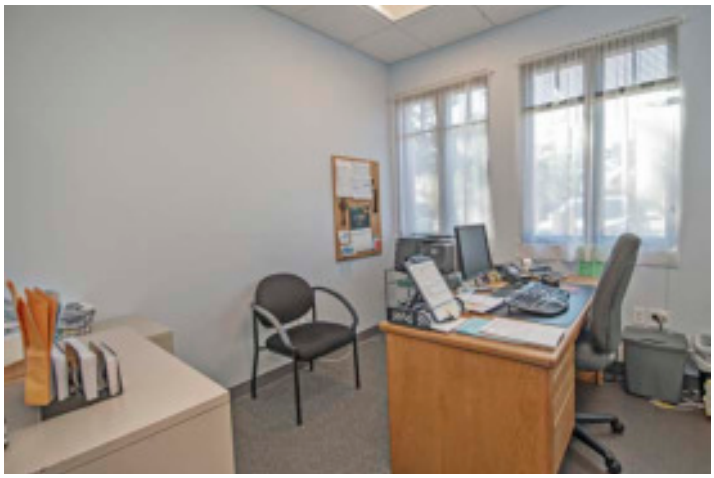

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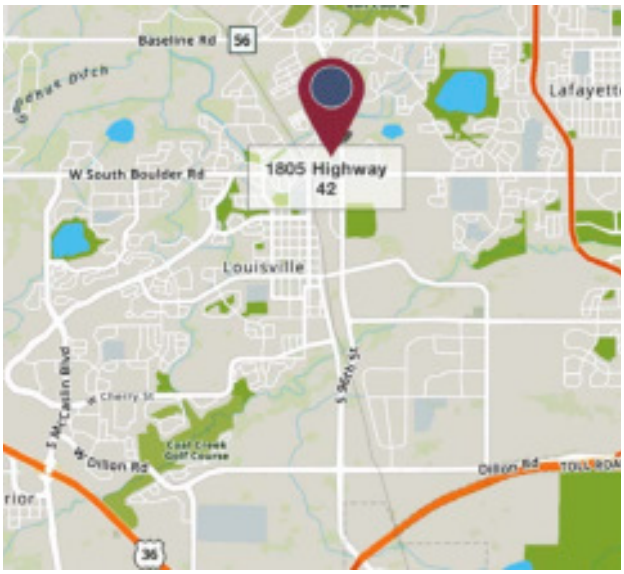
PROPERTY **FLOOR PLAN**



PROPERTY **LOCATION**

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