



**OFFICE/MEDICAL
SPACE FOR LEASE**

864 W SOUTH BOULDER
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 100 has a large waiting room, built in reception desk, offices with plenty of natural light, storage room and kitchenette.

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

Suite 100	1,619 RSF
Available	Immediately
Lease Rate	\$17.00/RSF NNN
Expenses (Est)	\$16.32/RSF (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. Licensed in the State of Colorado.

CONTACT US

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PROPERTY PHOTOS



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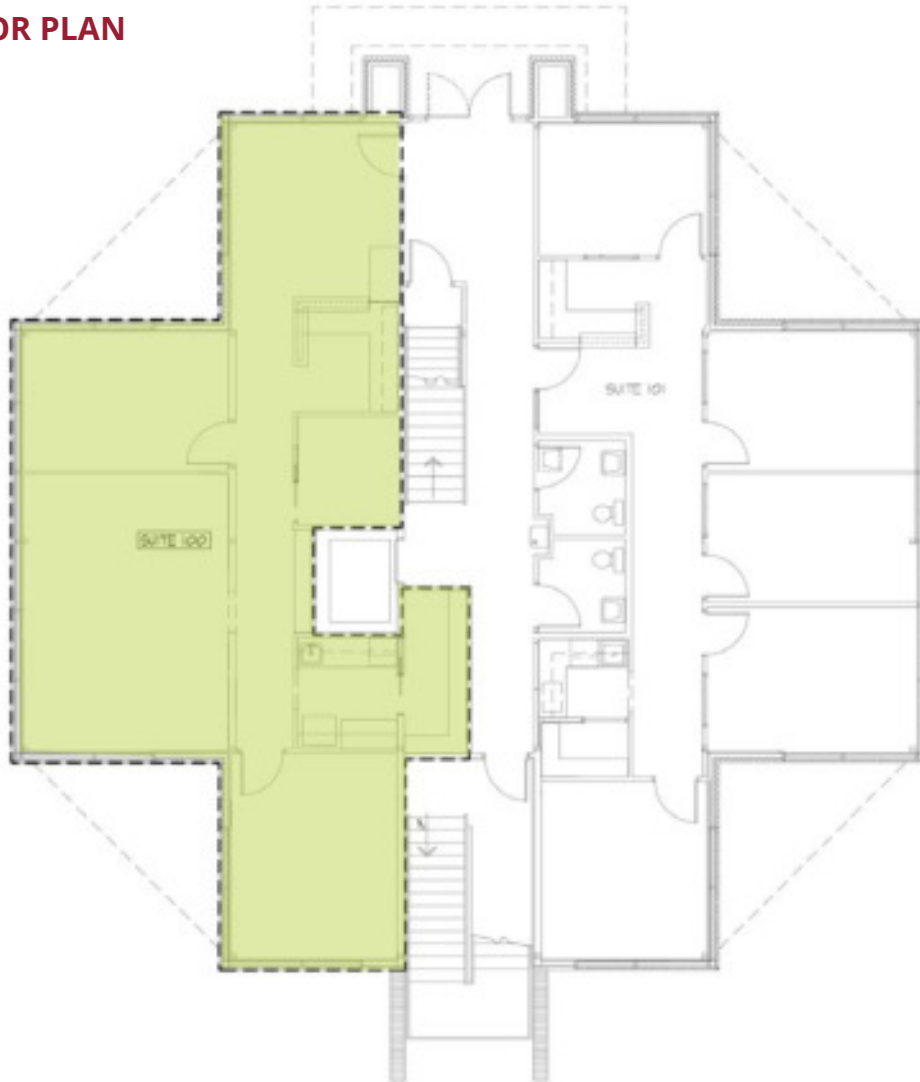
* For a complete disclaimer, please see page one of this brochure.

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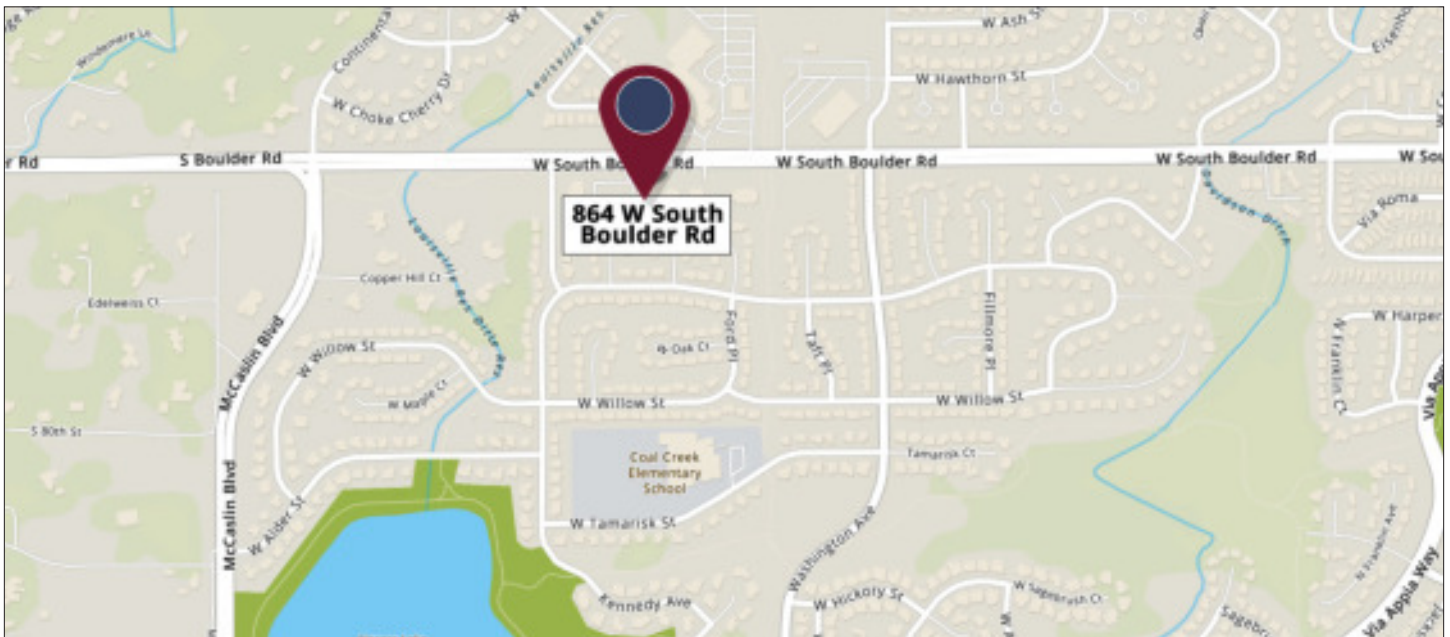
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PROPERTY FLOOR PLAN



PROPERTY LOCATION



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