



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: | Negotiable | 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.

CONTACT US

Layne McBride
Broker Associate
303.449.2131 ext 134
mcbride@coloradogroup.com

Neil Littmann
Principal/Broker Associate
303.449.2131 ext 132
neil@coloradogroup.com

W. Scott Reichenberg
President/Principal
Broker Associate
303.449.2131 ext 130
scott@coloradogroup.com

Jessica Cashmore
Principal/Broker Associate
303.449.2131 ext 146
jessica@coloradogroup.com

The Colorado Group, Inc
3434 47th St, Suite 220
Boulder, CO 80301
303.449.2131
www.coloradogroup.com

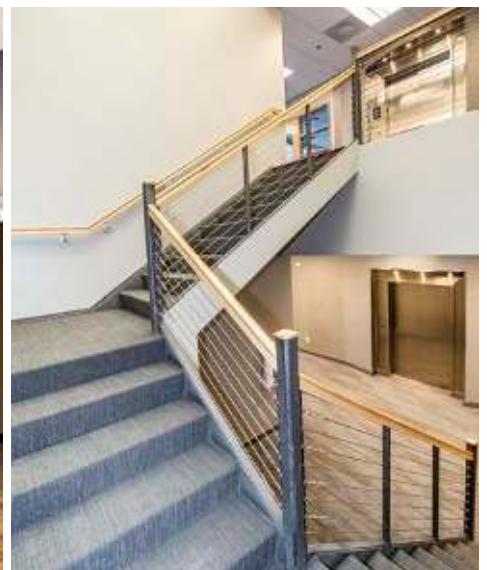
OFFICE BUILDING FOR LEASE

CENTENNIAL VALLEY BUSINESS PARK

Colorado
Group

1157 W. CENTURY DRIVE, LOUISVILLE, CO 80027

PROPERTY **PHOTOS**



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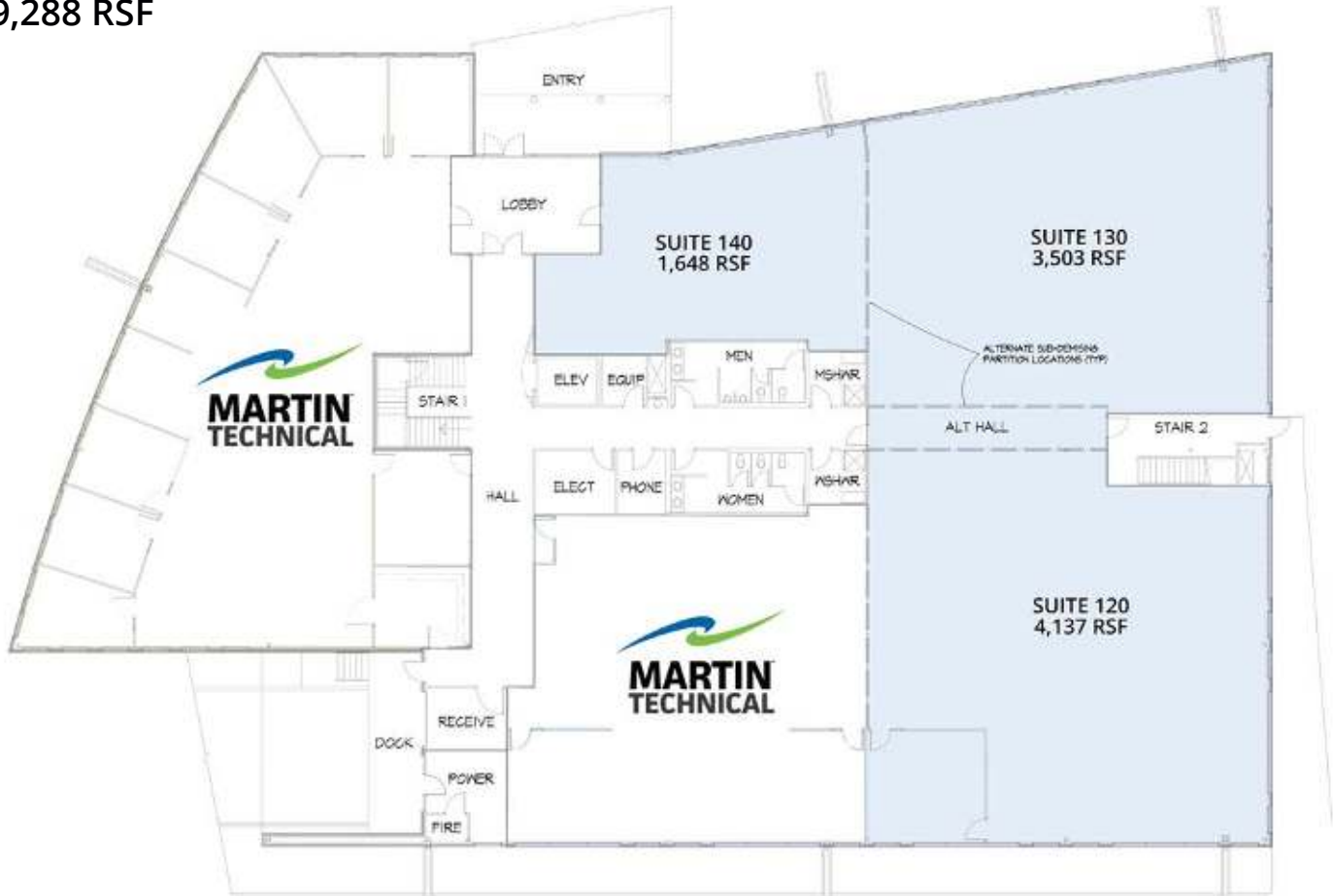
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PROPERTY FLOOR PLANS

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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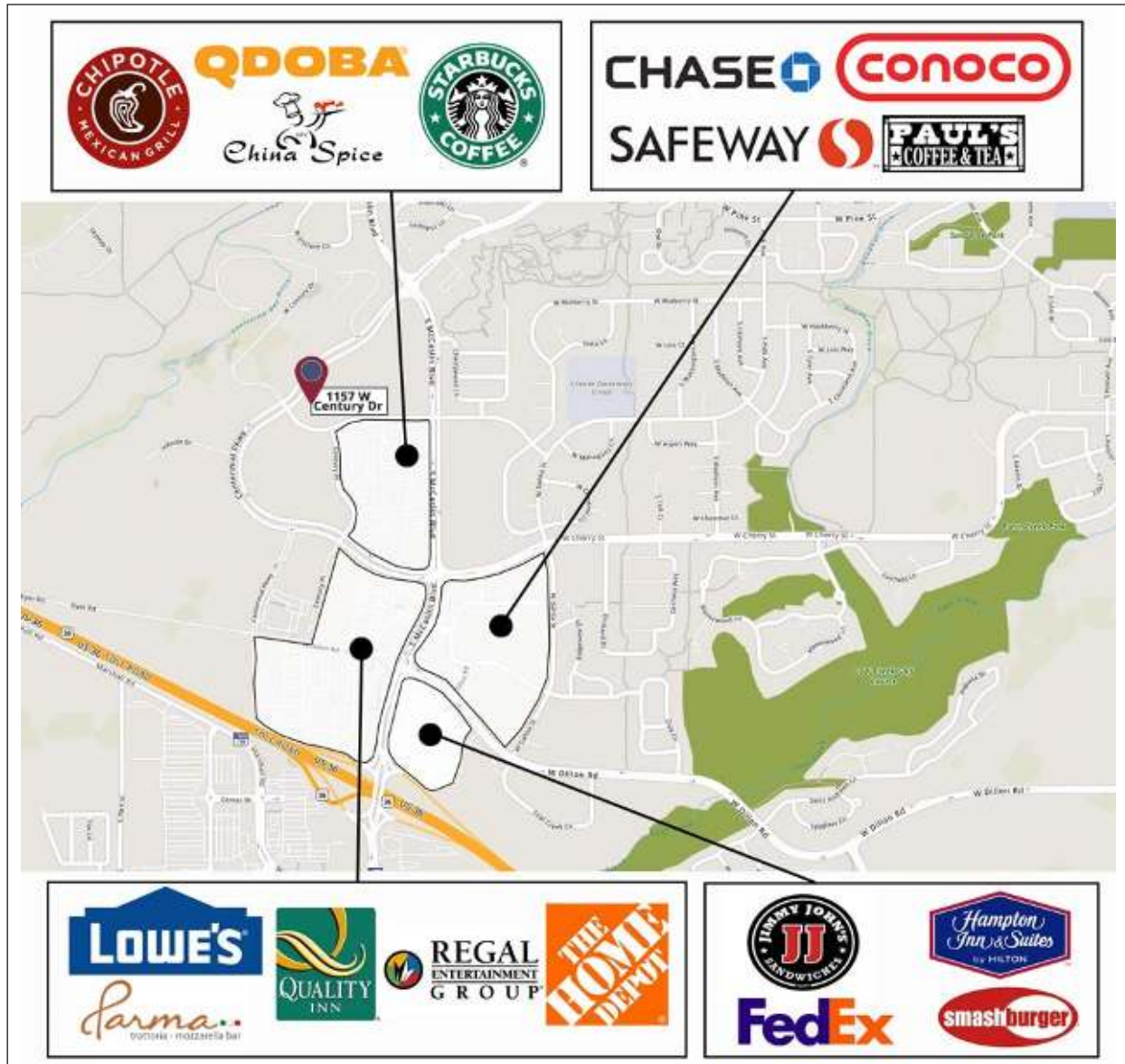
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PROPERTY LOCATION



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