



## CTC OFFICE SPACE FOR SUBLEASE

510 SOUTH PIERCE AVE.  
LOUISVILLE, CO 80027

### PROPERTY HIGHLIGHTS

**Well-maintained, recently finished office space available for sublease in the Colorado Technology Center.** Space is available immediately, through December 31, 2026. Office buildout includes 4 private offices, kitchen, and open bullpen space.

The CTC is home to many leading manufacturing and hi-tech companies and ideally located for easy access to several major highways, universities, research facilities, hotels, restaurants and many other amenities! There are several transportation options to the Colorado Technology Center - The park is served directly by RTD's Louisville Call-n-Ride which provides call ahead, curb to curb transportation from Park-n-Ride and the CTC is located within biking distance to Louisville, Lafayette, Broomfield, Superior, and Boulder.

- 4 private offices, kitchen, and open bullpen space.
- Professional identity
- Abundant parking
- Quick access to Hwy 36 & E470

<b>1st Floor</b>	2,500 RSF
<b>Available</b>	through December 31st, 2026
<b>Sublease Rate</b>	\$11.50/RSF NNN
<b>Expenses (Est)</b>	\$5.16/SF plus utilities
<b>Parking</b>	On-site
<b>Zoning</b>	I - Boulder County

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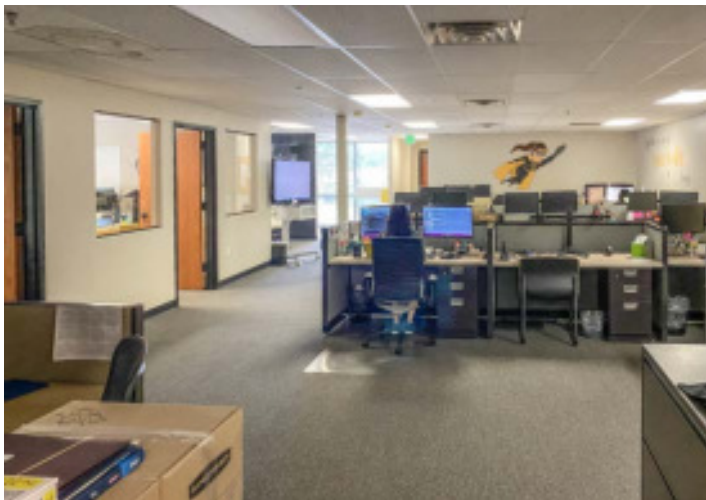
**The Colorado Group, Inc**  
3434 47th St, Suite 220  
Boulder, CO 80301  
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www.coloradogroup.com

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Colorado  
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## PROPERTY PHOTOS



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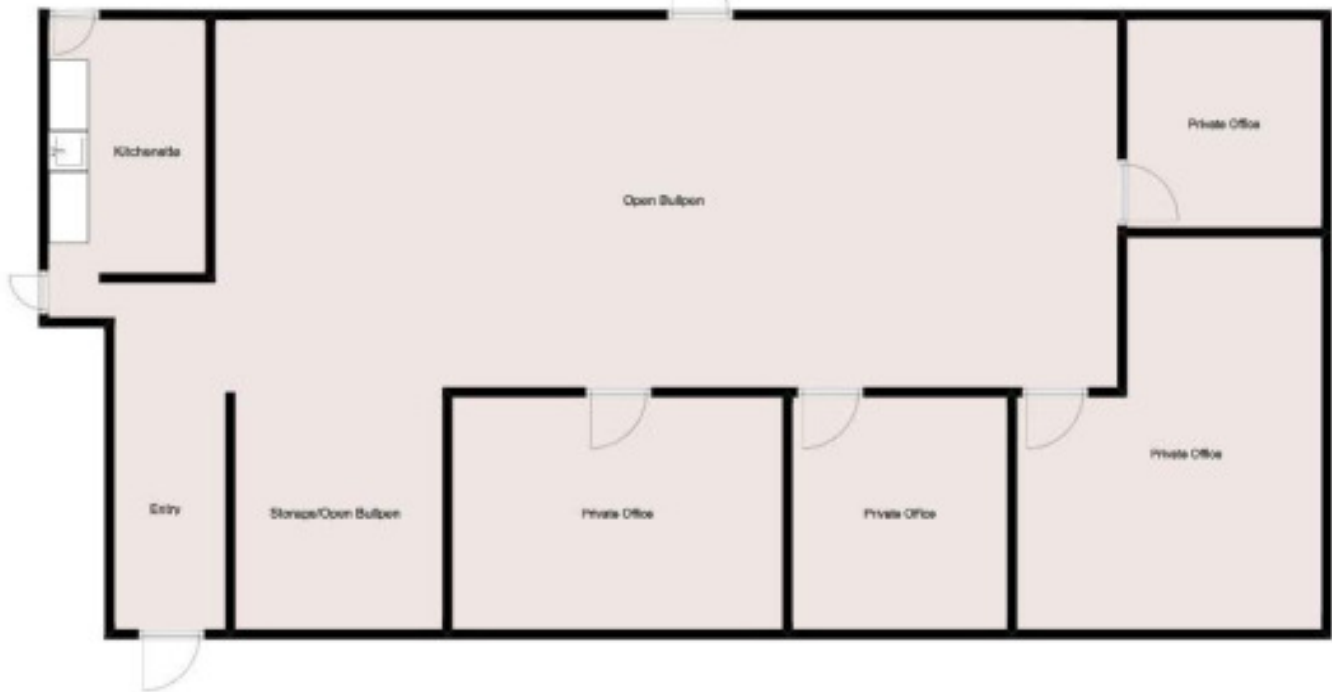
\* For a complete disclaimer, please see page one of this brochure.

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## PROPERTY FLOOR PLAN



## PROPERTY LOCATION



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