

FOR SALE / SHORT OR LONG-TERM LEASE

AVAILABLE IMMEDIATELY

HIGH TENANT FINISH ON BRAND-NEW SPACE

BARTELL & CO

REAL ESTATE WEALTH MANAGEMENT



SLEEK & SPACIOUS

OFFICE-FLEX CONDOS FOR SALE/ LEASE

THE COLLECTIVE
@ COLORADO TECH CENTER
199 SOUTH TAYLOR AVENUE
LOUISVILLE, CO

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Office Administration

Architecture
& Engineering

Medical & Healthcare

Research

Laboratory

Medical Device

Biotechnology

Bio-Pharma

Aerospace

Technology

PROPERTY HIGHLIGHTS

- Short and Long-Term Leases Available Now
 - Brand-New Space
 - Very High Tenant Finishes
 - Combination of Condo Sizes Available — Combine for Larger Units
 - Individually metered gas & electric and heating & cooling units
 - Optional security & camera prewire surveillance
 - Landscape maintained by HOA
- Concrete floors with polish upgrades available
 - Internet ready 1gb up/1gb down symmetrical available
 - Mezzanines in place (on some units)
 - Storefront glass glazing with custom company sign mount
 - Accessible rear loading for office or office warehouse - most units
 - Access to I-25, downtown Denver & DIA
 - Access to Hwy 36, downtown Boulder

RENTABLE SQUARE FEET
2,000 to 29,500

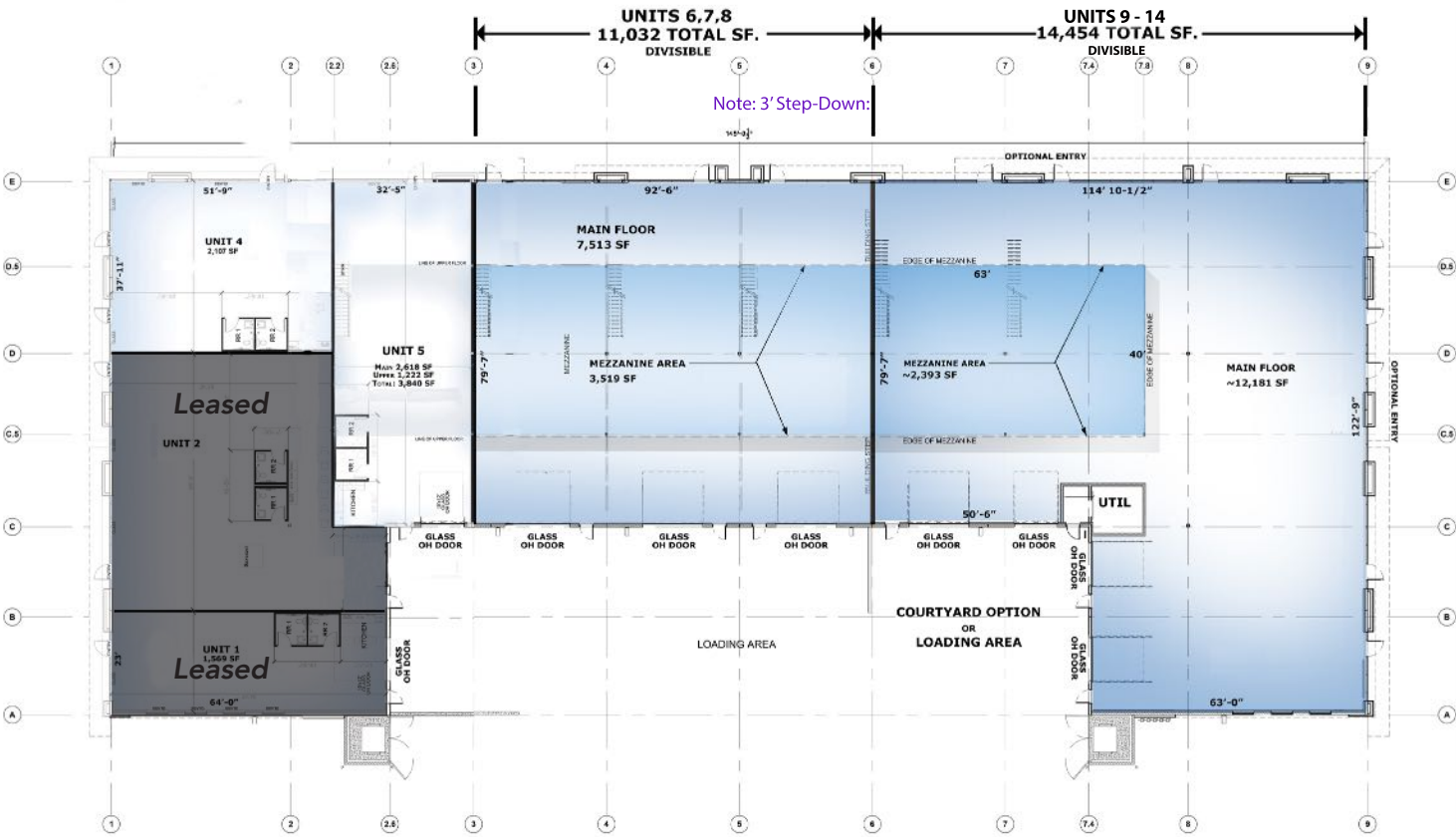
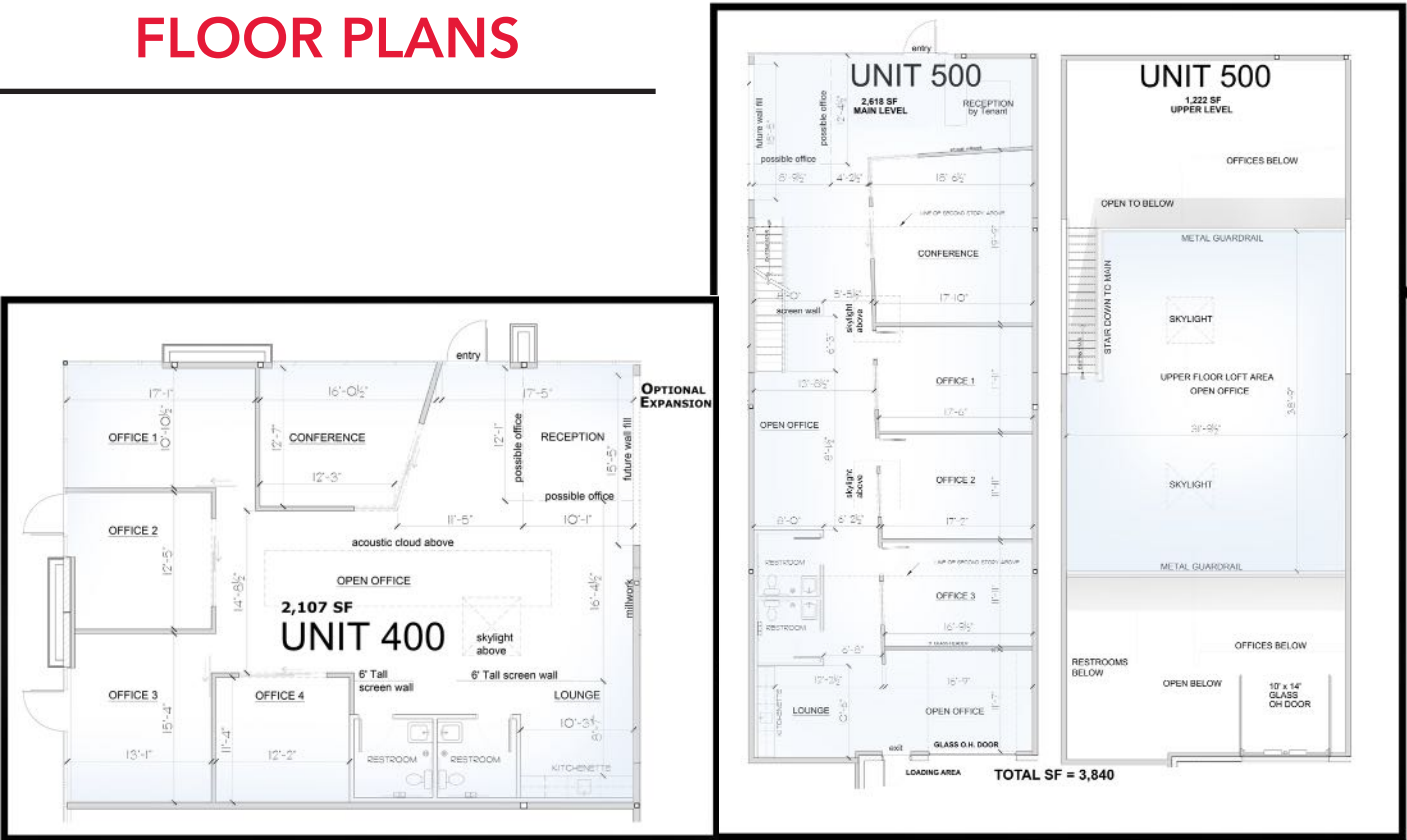
PARKING
Non-reserved surface parking at a ratio of 4.1 : 1,000 SF leased

CLEAR HEIGHT
Units 1-8: 20'
Units 9-14: 24'

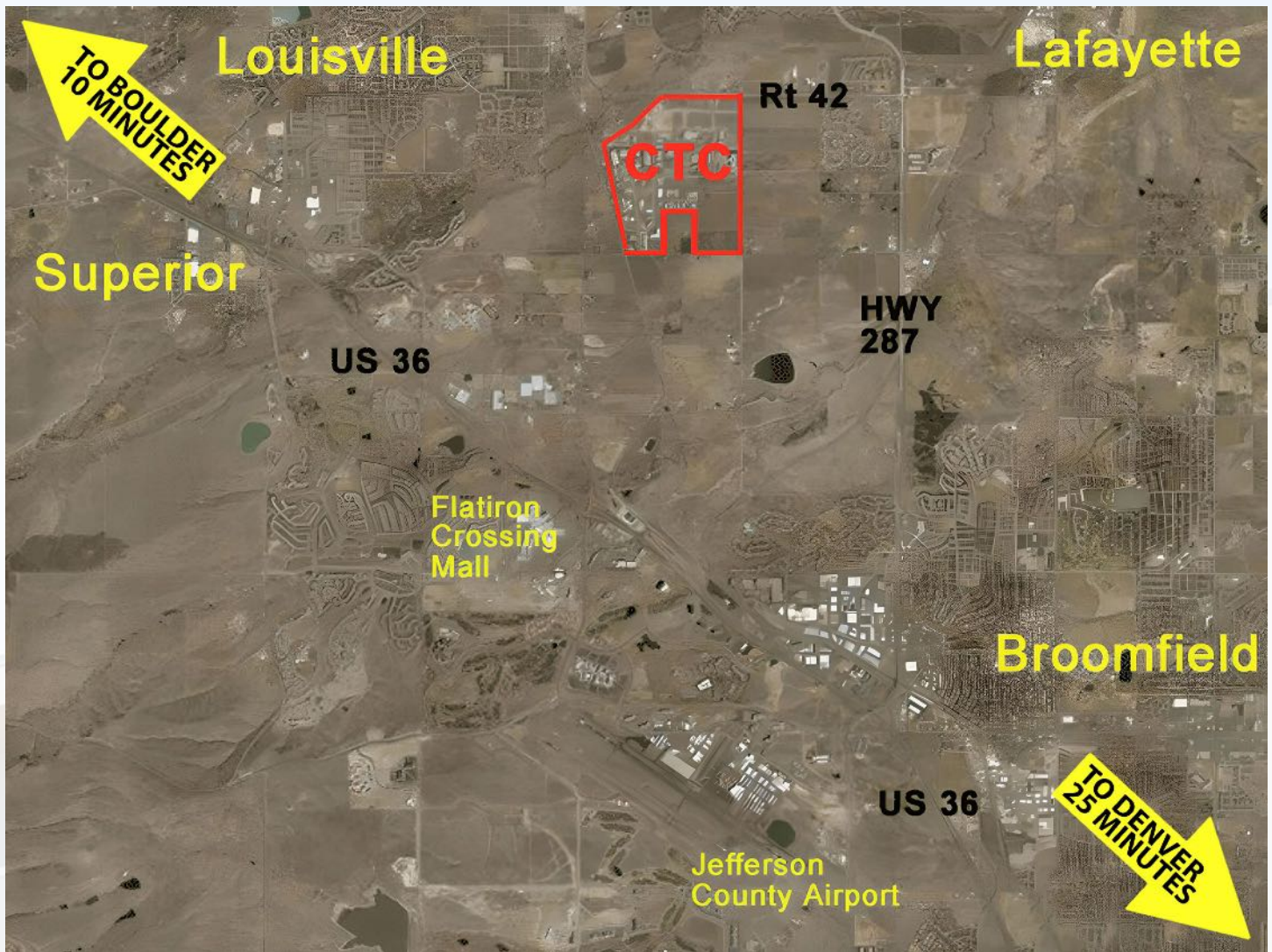
LOADING
12' x 12' clear overhead glass doors with satin-etched finish option

UNITS	AVAILABILITY	SQ FT	NOTES
1-3	Leased		
4	Available	2,107	Built Out, Ready for Occupancy
5	Available	3,840	Built Out, Ready for Occupancy, Mezzanine
6-8	Available	2,000-11,032	Divisible, Mezzanine
9-10	Available	2,000-14,454	Divisible, Mezzanine
11-14	Available	2,000-14,454	Divisible

FLOOR PLANS



OVERALL BUILDING FLOOR PLAN
THE COLLECTIVE - BUILDING 1



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