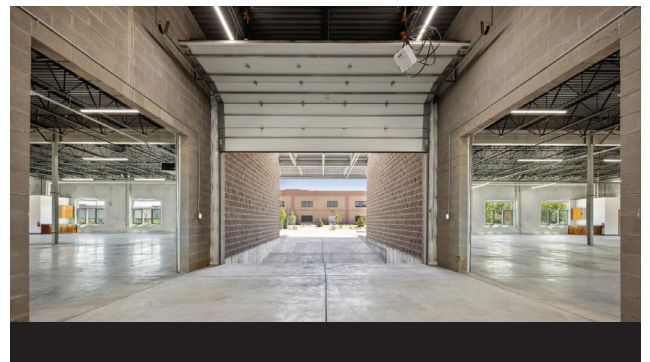
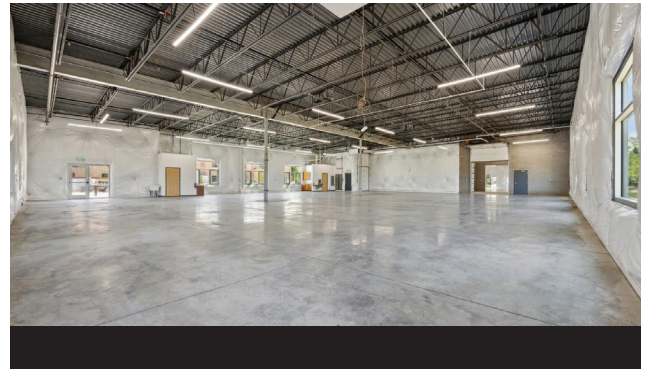


FLEX/WAREHOUSE/OFFICE SPACE FOR LEASE - \$13.00/SF

LEASE RATE	\$13.00 SF + estimated \$6.50 NNN
ZONED	Industrial/Flex/Warehouse Office/Manufacturing
LOCATION	Colorado Tech Center
YEAR BUILT	2024
AVAILABLE SPACE	Approx. 8,150 sf to 16,300 sf
ELECTRIC	Xcel Energy
WATER	City of Louisville
POWER	1,200 Amp / 3 Phase
HEAT	Natural Gas Unit Heaters
AIR CONDITIONING	Roof-Mounted Electric
PARKING RATIO	2.3 : 1,000 SF (38 spaces)

- Located in the heart of the highly-desirable Colorado Tech Center.
- Two ~8,150 SF units available with a central shared oversized Dock-high loading area, or one ~16,300 SF unit.
- Brand-new highly energy efficient building with heavily insulated Ceilings, walls, and triple pane windows.
- Each unit features two bathrooms, two kitchenettes, and a shower.
- Lots of large windows and natural light.
- Locally owned and managed.

CONTACT US
FOR MORE INFORMATION:



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