



2051 Dogwood Street

Colorado Tech Center, Louisville, CO

Flexible Office & Warehouse Unit in CTC

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Property Info & Gallery

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Suite 130	4,703 sq. ft.
Lease Rate / sq. ft.	\$14.00 NNN
Expenses / sq. ft. (2025)	\$10.50*

**Not Including Utilities*

- Versatile Space Featuring Private Offices, Open Work Area, Conference Room, Kitchenettes, Flex / Lab Space & Warehouse
- Dock-High Loading, Fully Conditioned Space, Heavy Power, Fully Sprinklered
- Ideal Space for Small Manufacturing, Production, R & D, or Shipping & Receiving
- High Ceilings with Large Windows & Natural Light Throughout
- Building Features an Elevator, Showers, Lobby/Waiting Area, & Shared Shipping/Receiving Area with Dock Access
- Convenient to Boulder & Denver with Abundant Parking (3.56:1,000), Bike Path Access & New RTD Service

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