



OFFICE SPACE FOR LEASE

950 Spruce Street, Suite 1A
Louisville, Colorado 80027



APPROXIMATELY
1,467 SF OF OFFICE
SPACE FOR LEASE IN
DOWNTOWN LOUISVILLE



RE/MAX ELEVATE

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Each Office Independently Owned and Operated.



Property Summary

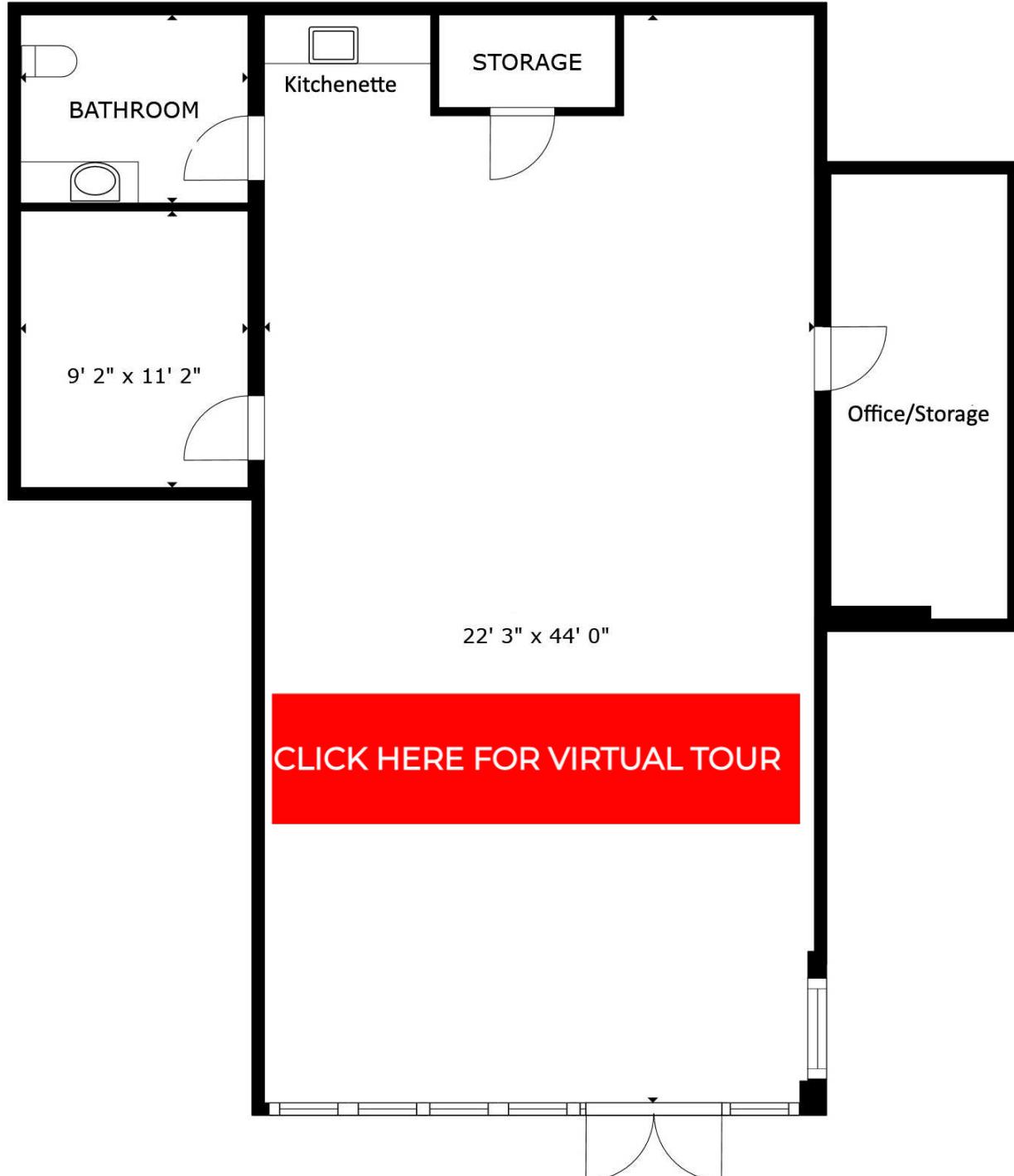
Lease Rate:	\$35.00 PSF
Modified Gross	
Lease	
Suite SF:	1,467
Building SF:	14,352
Lot Size:	6,670 SF
Year Built:	1984
County:	Boulder
Zoning:	Commercial Community

Property Overview

RECENTLY RENOVATED! Class "A" retail/office space for lease, located in the heart of Downtown Louisville. Formerly a retail jewelry store but would work well for any retail or office user. The building at 950 Spruce Street is ideally situated within steps of the library, boutique retail, restaurants, government buildings and more... this space offers an abundance of natural light through the street front windows, two separate private office/storage rooms, one private restroom, and a kitchenette. There is ample street parking, and public parking options at the Steinbaugh Parking lot, and below the Louisville Library.

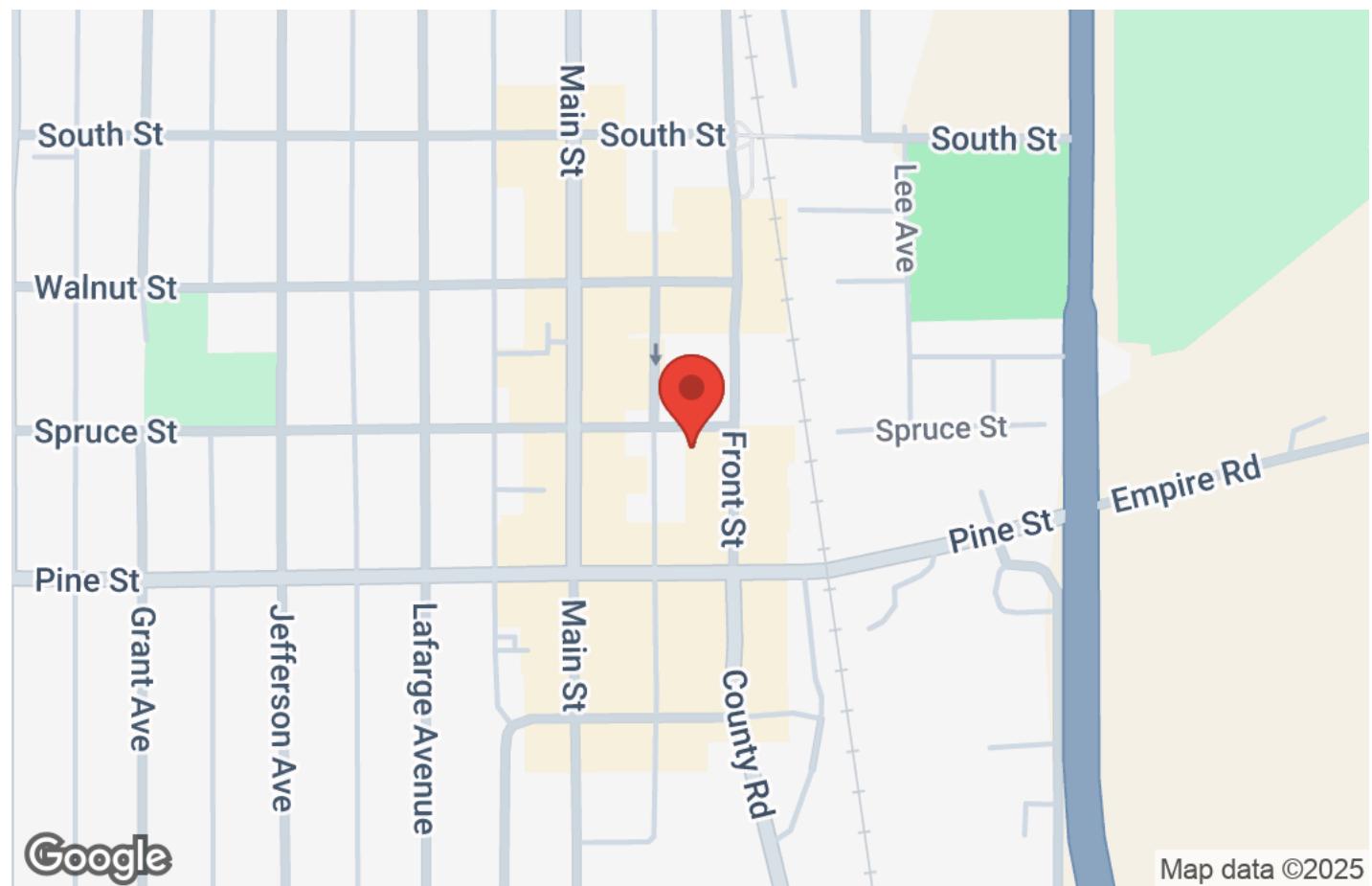
VIRTUAL TOUR

<https://rem.ax/950Spruce1A>



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SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

