



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

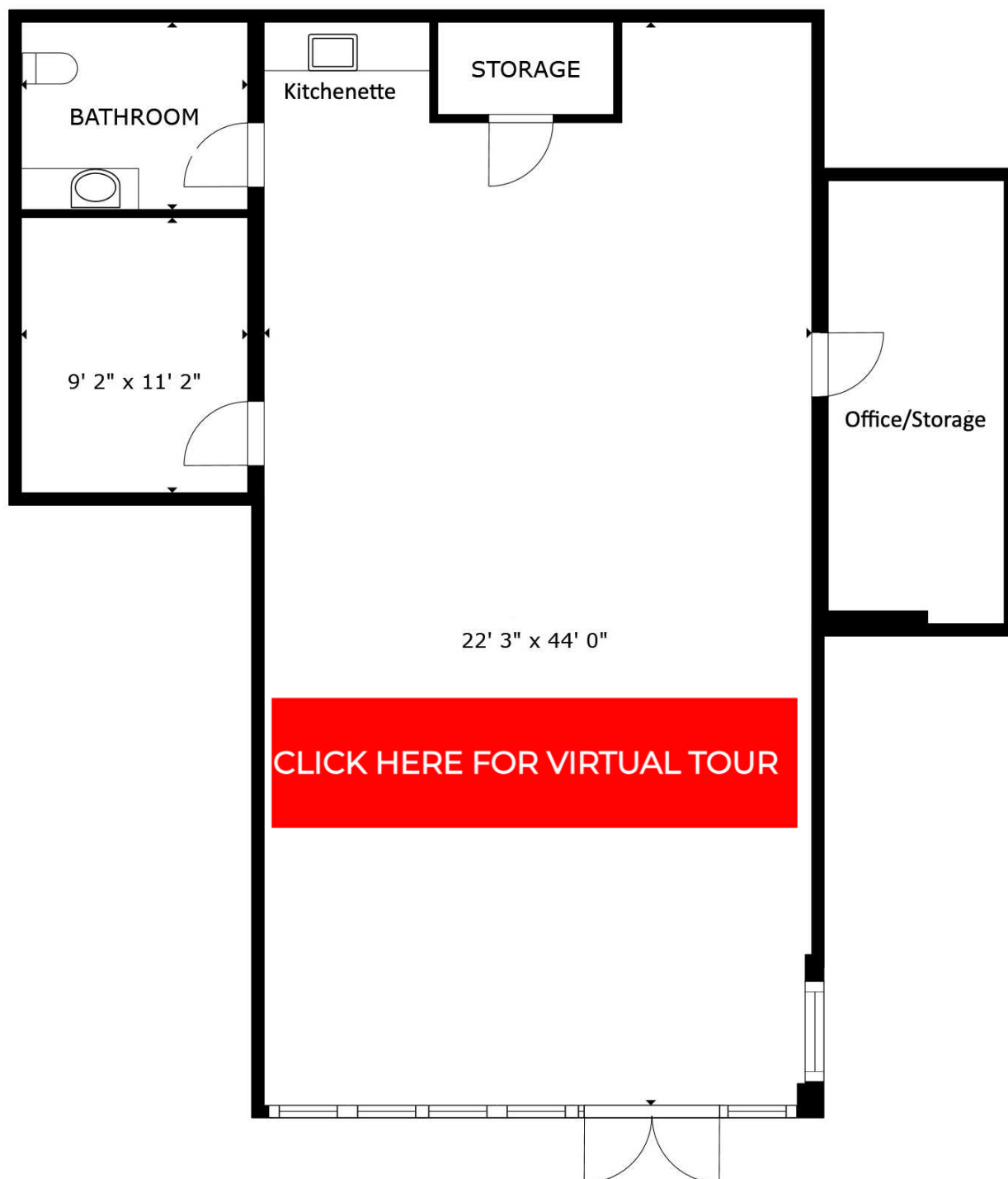
Lease Rate:	\$35.00 PSF
	Modified Gross
	Lease
Suite SF:	1,467
Building SF:	14,352
Lot Size:	6,670 SF
Year Built:	1984
County:	Boulder
Zoning:	Commercial Community

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>



FLOOR PLAN

950 Spruce Street, Suite 1A

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

