



TURNKEY OFFICE / WAREHOUSE
WITH LAB SPACE

FOR LEASE

500 S Arthur Ave, Suite 300, Louisville, CO 80027

Nicely finished distribution, manufacturing, lab, and office-warehouse production space in the centrally located Colorado Technology Center, in Louisville. The space offers open office layout, six private offices, breakroom/kitchen, conference room, inventory area, lab or food production space, and open warehouse with drive-in access, and heavy power.

- Move-in Ready Office, Warehouse, & Lab Space
- Three (3) Grade - Level Overhead Loading Doors
- Previously GMP Certified Food/Dietary Production Space
- 16' Clear Height

PROPERTY OVERVIEW

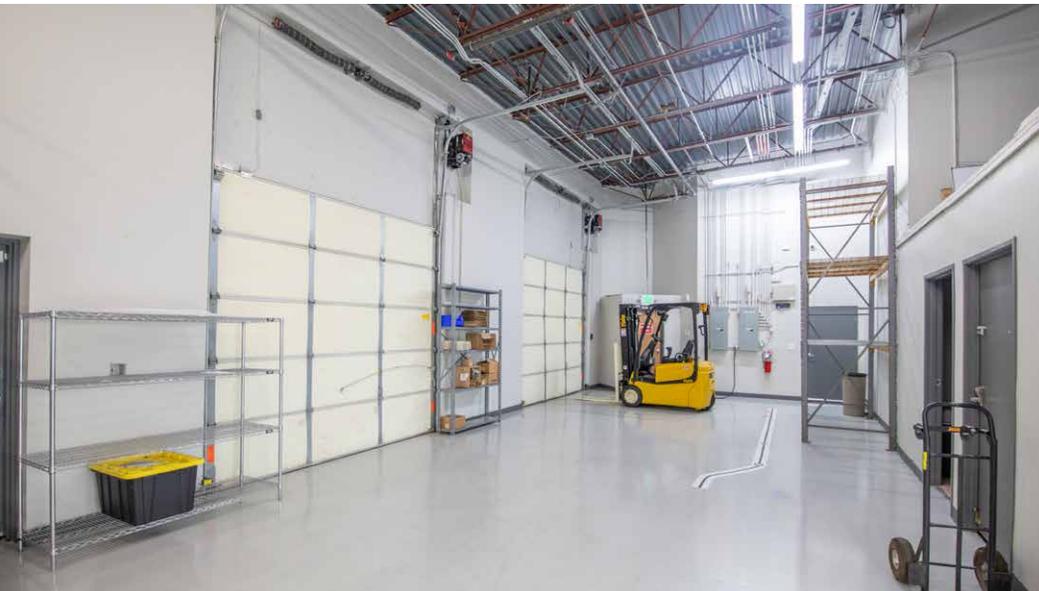
SUITE 300	6,966 RSF
CONFIGURATION	50% Office, 30% Lab, and 20% Warehouse As-Built
LEASE RATE	\$15.75/RSF NNN
EXPENSES (EST)	\$7.79/RSF
AVAILABLE	May 1, 2026
BUILDING SIGNAGE	Available
PARKING	On-site
ZONING	I (Industrial)

FOR MORE INFORMATION:



Ashley Overton

Senior Commercial Broker
303.449.2131 ext 147
ashley@coloradogroup.com



PROPERTY LOCATION

