

For sublease

Full building available
37,540 s.f.

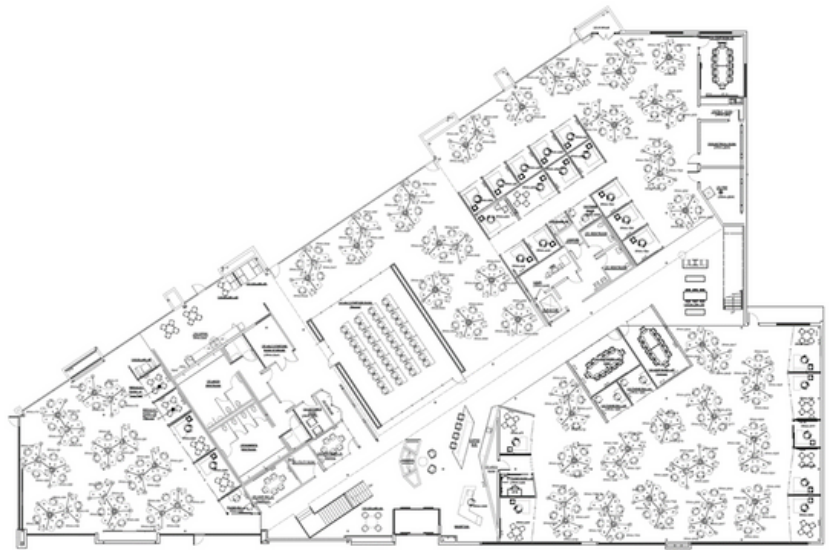


For sublease

New high-tech open
office environment

Main Floor

Location	167 S Taylor Avenue Louisville, CO 80027
Total Available Space	37,540 s.f.
Date Available	Immediately
Sublease Term	Through November 30, 2029
Base Rate	\$23.50/s.f.
Operating Expenses	\$10.67/s.f. (2024)
Parking	149 spaces, with potential for 25 more

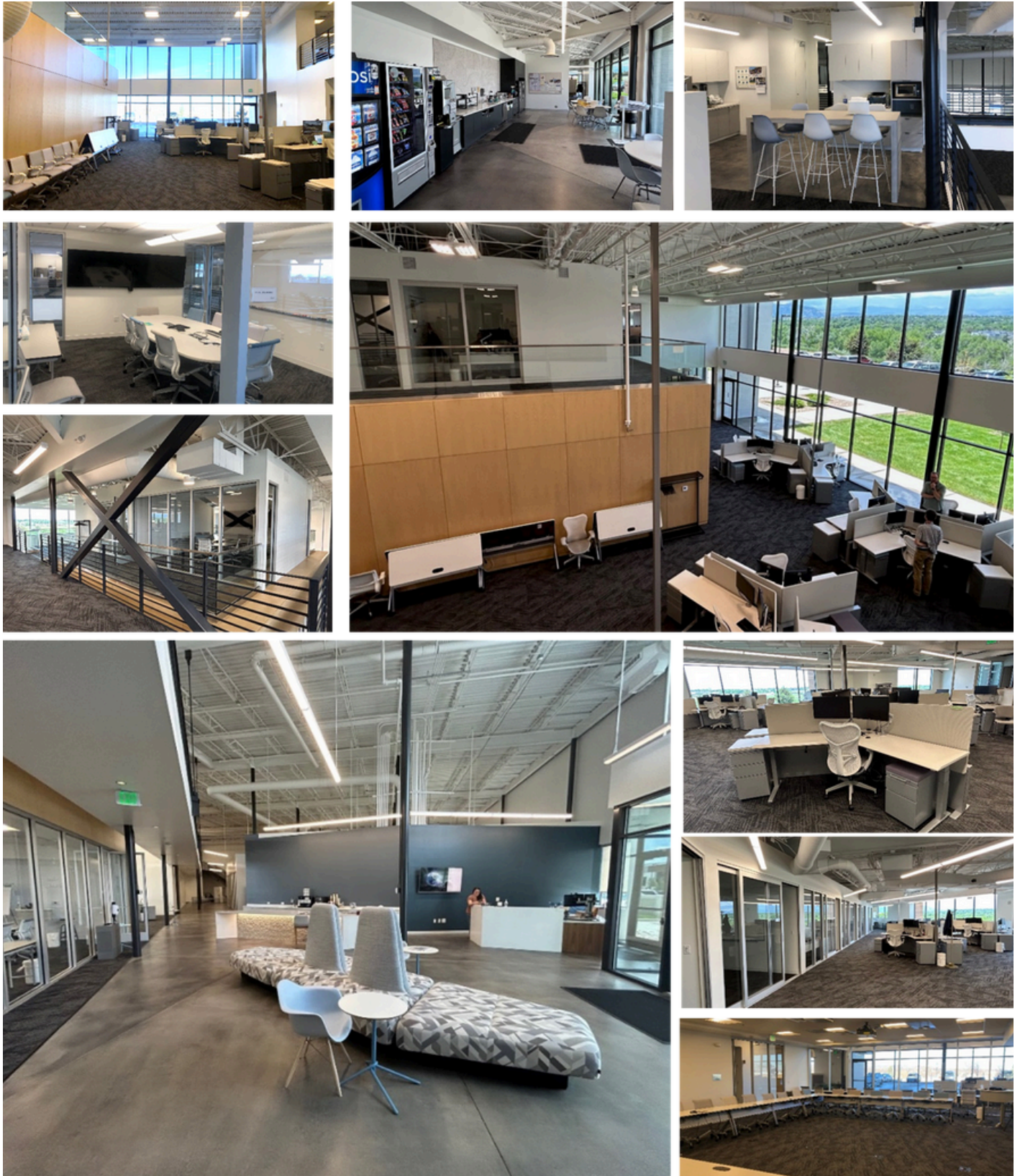


Mezzanine

Property Highlights

- Furniture available
 - 184 workstations with room for additional seats
- Located within Colorado Tech Center
- Outstanding mountain views





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