

FOR SALE / SHORT OR LONG-TERM LEASE

AVAILABLE IMMEDIATELY

HIGH TENANT FINISH ON BRAND-NEW SPACE

BARTELL & CO

REAL ESTATE WEALTH MANAGEMENT



SLEEK & SPACIOUS

OFFICE-FLEX CONDOS FOR SALE/ LEASE

THE COLLECTIVE
@ COLORADO TECH CENTER
199 SOUTH TAYLOR AVENUE
LOUISVILLE, CO

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Office Administration

Architecture
& Engineering

Medical & Healthcare

Research

Laboratory

Medical Device

Biotechnology

Bio-Pharma

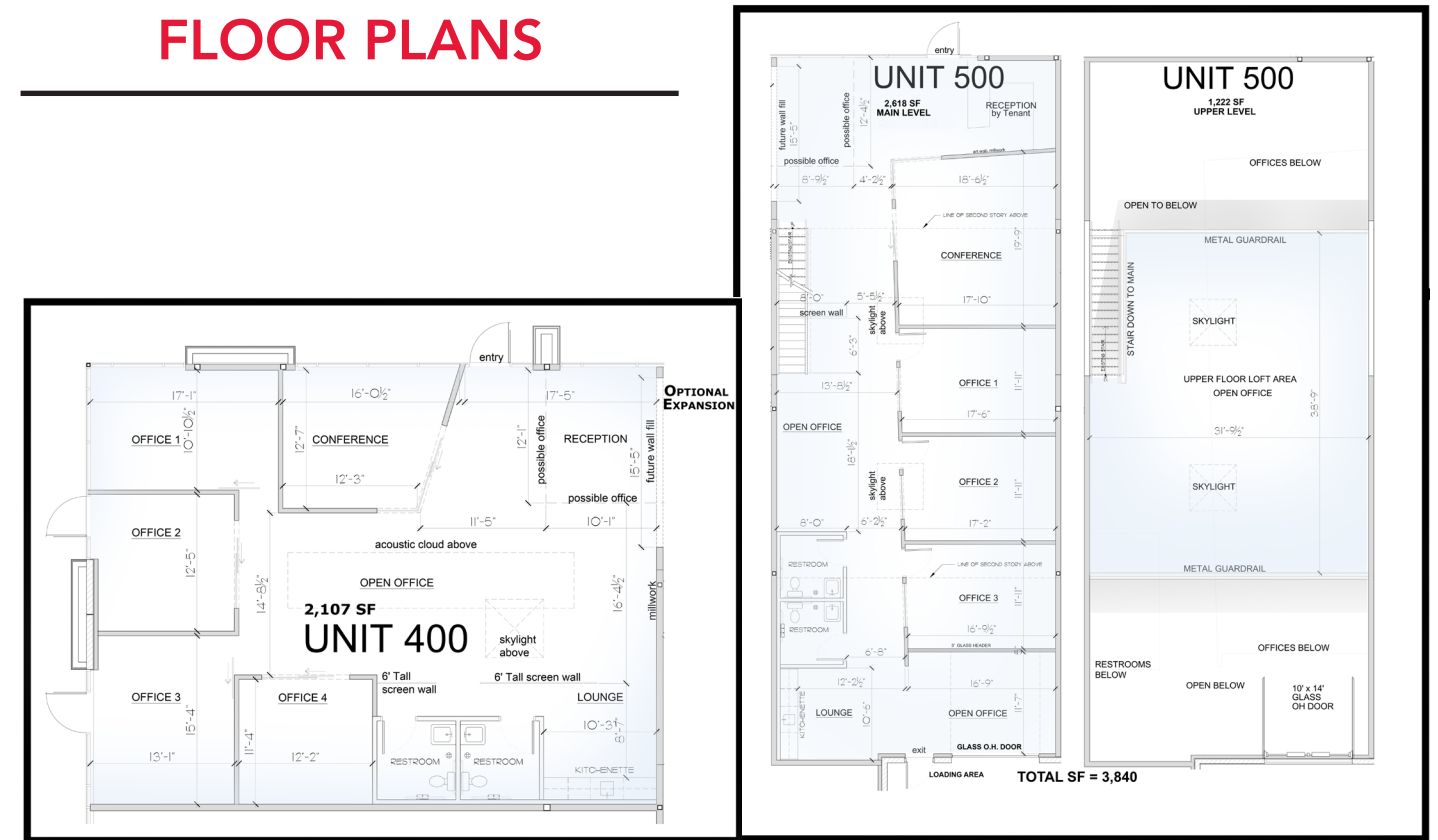
Aerospace

Technology

PROPERTY HIGHLIGHTS

- Short and Long-Term Leases Available Now
- Brand-New Space
- Very High Tenant Finishes
- Combination of Condo Sizes Available — Combine for Larger Units
- Individually metered gas & electric and heating & cooling units
- Optional security & camera prewire surveillance
- Landscape maintained by HOA
- Concrete floors with polish upgrades available
- Internet ready 1gb up/1gb down symmetrical available
- Mezzanines in place (on some units)
- Storefront glass glazing with custom company sign mount
- Accessible rear loading for office or office warehouse - most units
- Access to I-25, downtown Denver & DIA
- Access to Hwy 36, downtown Boulder

FLOOR PLANS



RENTABLE SQUARE FEET

2,000 to 29,500

CLEAR HEIGHT

Units 1-8: 20'
Units 9-14: 24'

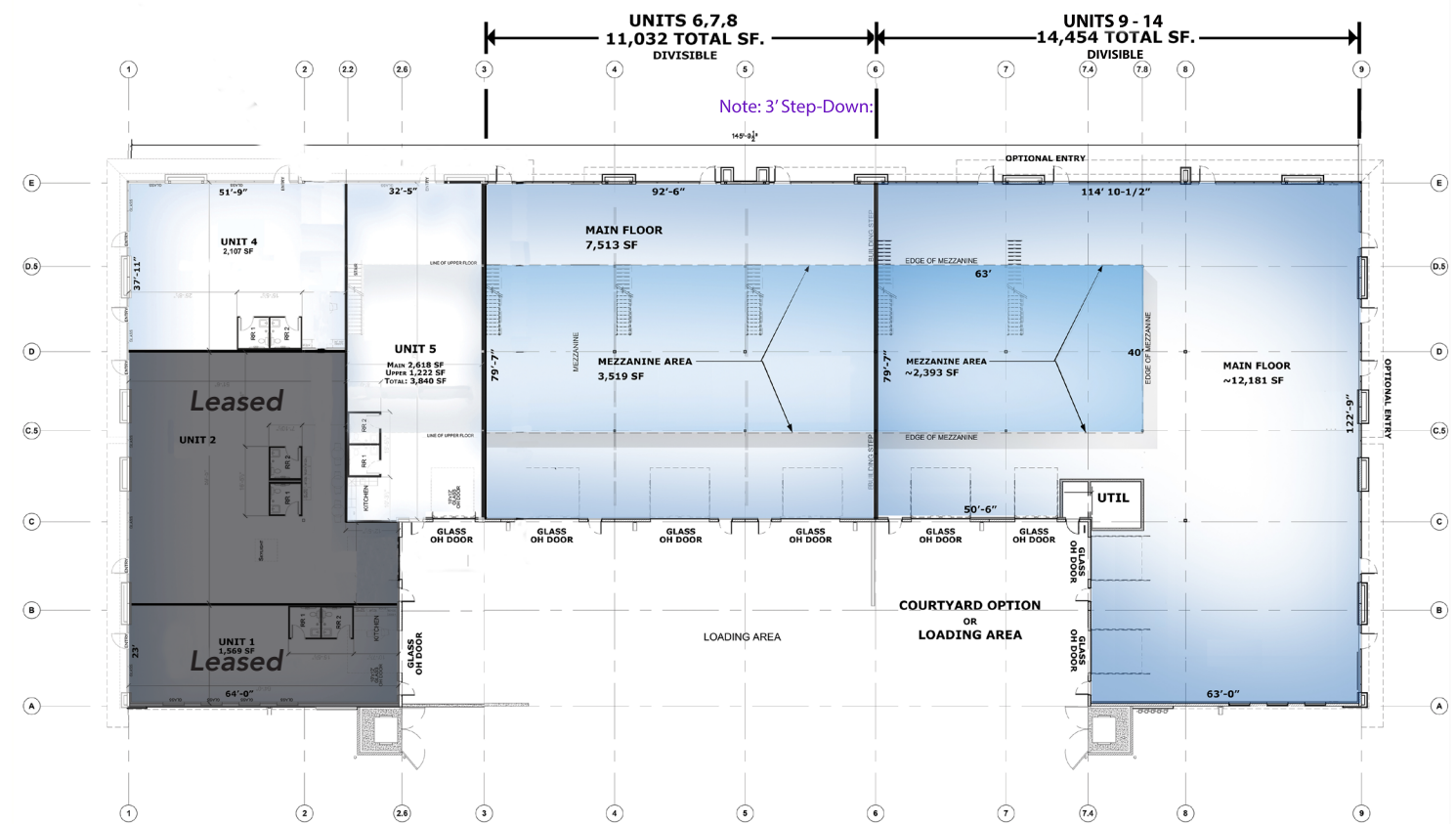
PARKING

Non-reserved surface parking at a ratio of 4.1 : 1,000 SF leased

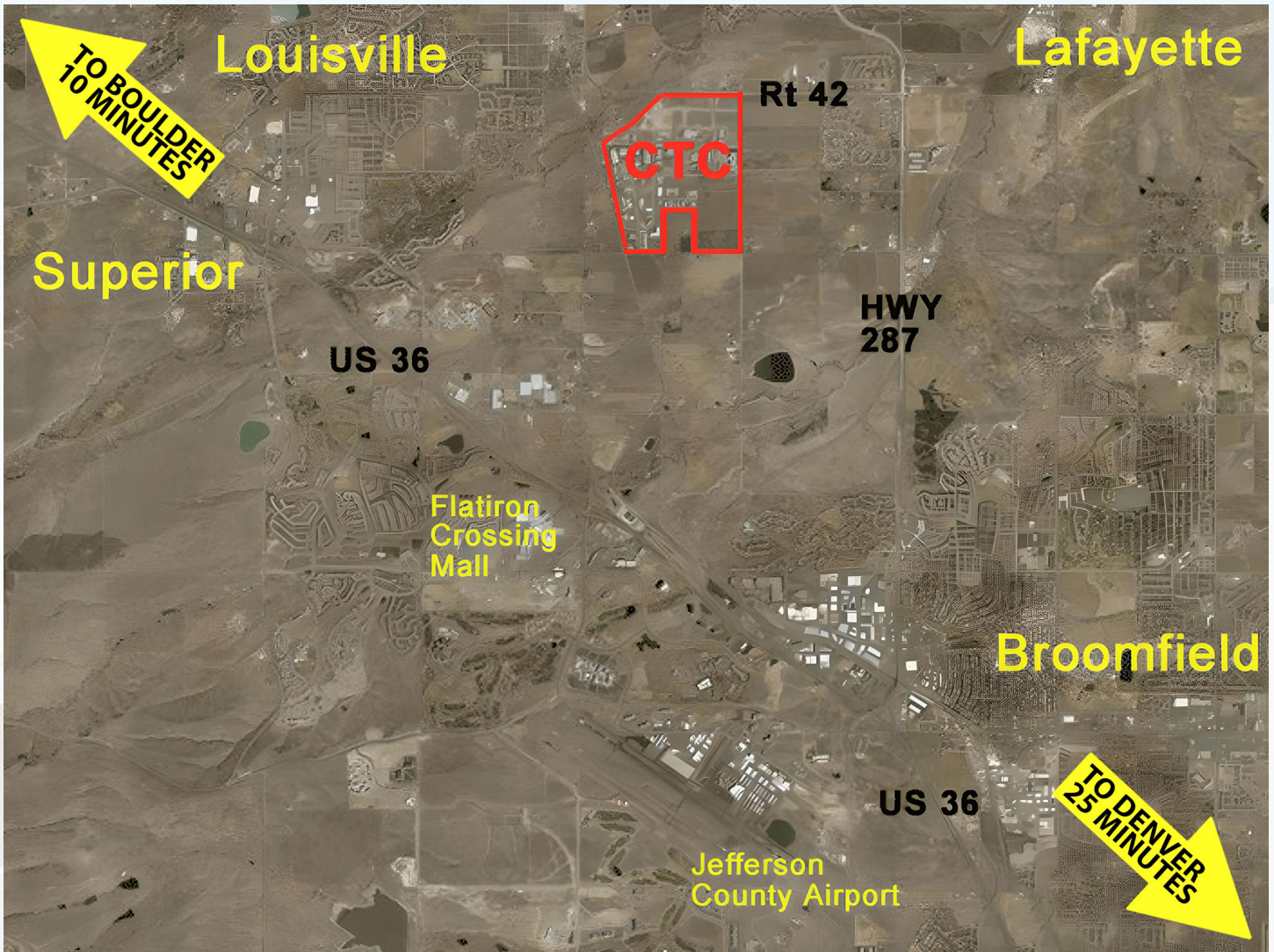
LOADING

12' x 12' clear overhead glass doors with satin-etched finish option

UNITS	AVAILABILITY	SQ FT	NOTES
1-3	Leased		
4	Available	2,107	Built Out, Ready for Occupancy
5	Available	3,840	Built Out, Ready for Occupancy, Mezzanine
6-8	Available	2,000-11,032	Divisible, Mezzanine
9-10	Available	2,000-14,454	Divisible, Mezzanine
11-14	Available	2,000-14,454	Divisible



OVERALL BUILDING FLOOR PLAN
THE COLLECTIVE - BUILDING 1



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