

# 2011 Cherry Street

Louisville, Colorado 80027

For Lease  
\$14.50/sq.ft.



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# Details

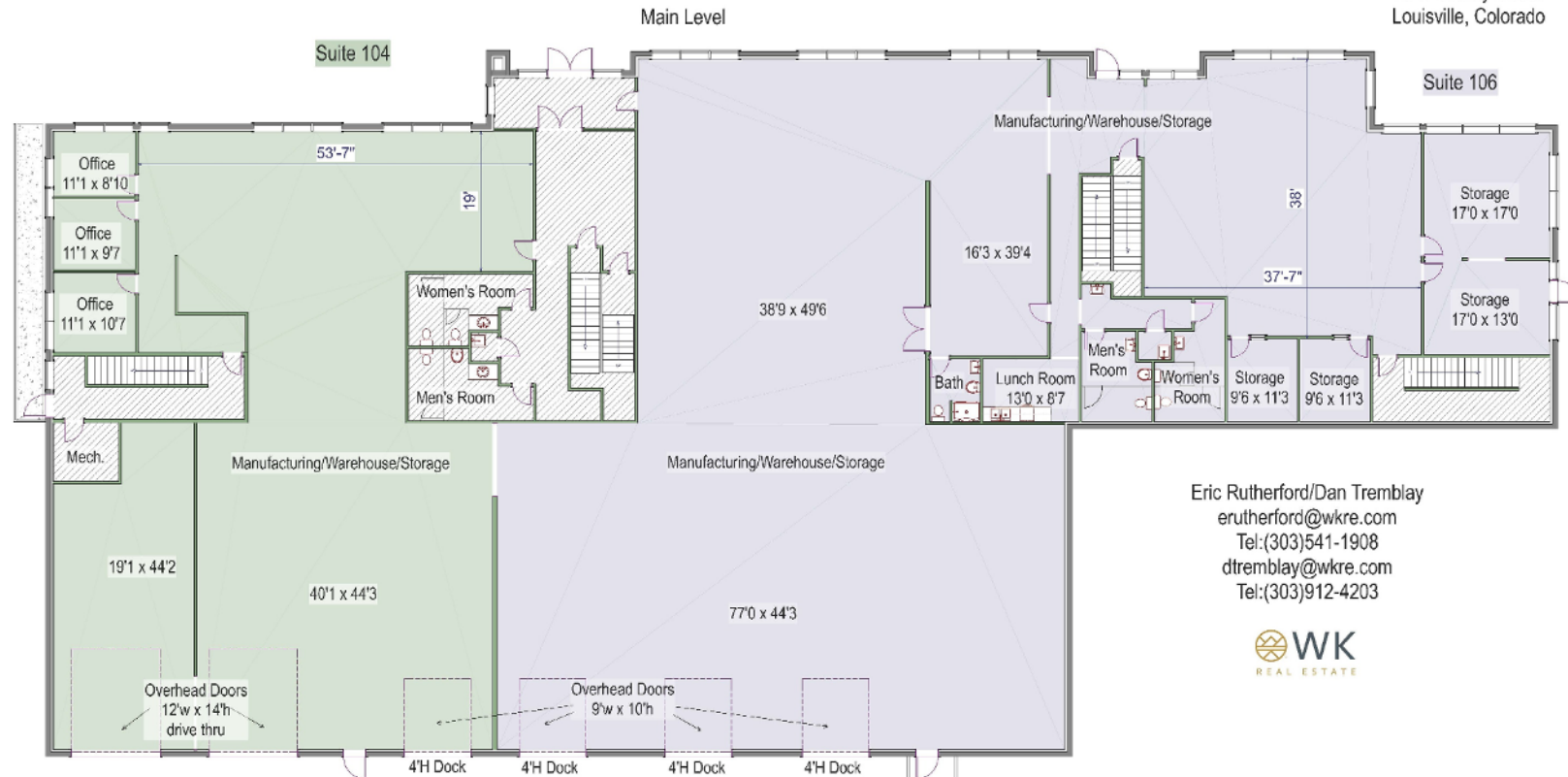
## Free Standing Office Building, Suite B

<b>Lease Rate</b>	\$14.50 sq/ft + \$8.28 NNN
<b>Zoned</b>	Industrial/Flex/Warehouse/Office/Manufacturing
<b>Located</b>	Off US 287 in the CTC
<b>Available Space</b>	Approx. 21,950 sq/ft
<b>Suite 104</b>	Approx. 9,363 sq/ft
<b>Suite 106</b>	Approx. 12,587 sq/ft
<b>Year Built</b>	2001
<b>Dock Doors</b>	2 drive up, 4 dock high
<b>Ceiling Height</b>	18' - 20'
<b>Levels</b>	2 stories
<b>Water</b>	City of Louisville
<b>Electric</b>	Xcel Energy
<b>Power</b>	2000 Amp / 480 Volt / 3 Phase
<b>Water Line</b>	2 inch
<b>Uses</b>	Main level has warehouse/office space. Second floor features offices, conference rooms, outdoor space, amazing views of the front range and beyond.



# Floorplans

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These spaces are excluded from square footage calculations

Measurements are approximate and no responsibility is taken for any commission or mis-statement. Floor plan is for the exclusive use of Eric Rutherford/Dan Tremblay and may not be transferred or sold. Floor Plans prepared by Overhead Views, (303)886-9578, esw@overheadviews.com

