

2051 Dogwood Street

Colorado Tech Center
Louisville, Colorado 80027

\$14.00 sq/ ft

Flex/Office Space
4,768 - 9,762 sq/ft



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Summary

- \$14.00 / sq/ft + \$13.10 NNN.
- Includes: Insurance, management fees, property taxes, electricity, trash and recycling, water and sewage, building maintenance, landscaping and snow removal.
- Uses include lab, flex space, office, manufacturing, processing, warehouse, research facility or other similar.
- Suite 100 (4,994 sq/ft) open flex space with VCT flooring, kitchenette, plumbing and server room with cooling. Lots of natural light. Ideal for R&D, lab or small production.
- Suite 110 (4,768 sq/ft) features open working area, private offices, kitchen, conference room and IT room with separate cooling, easily divisible.
- Shared shipping and receiving area with loading dock.
- 480 Volt/ 3 phase.



Square Footage	
Suite 100	4,944 sq/ft
Suite 110	4,768 sq/ft

Floorplan

