FOR LEASE

740 S PIERCE AVE LOUISVILLE, CO 80027

± 7,856 SF INDUSTRIAL WAREHOUSE

\$12.99/SF NNN

COLORADO TECHNOLOGY CENTER





6565 S Dayton Street, Suite 3000 Greenwood Village, CO 80111 O:303.692.1816 | F:303.692.1867 www.johnproppcommercial.com

Michael Honc, CCIM, CPM

Realty Advisor M:303.915.0521

OPPORTUNITY

Secure a long term lease in a one of the most desirable lifestyle locations in the United States.

Boulder ranks as the No. 1 metro area in U.S. News' Best Places to Live in the U.S.

Recruit and retain top talent in the most educated county in the state.

- 62.1% of population 25 years and over with Bachelor's degree or higher
- Graduate or professional degree: 28.1%

Amenities include:

- LED lighting upgrades
- Recent office remodel
- Break room w/ kitchen
- Dedicated 100kW rooftop solar system
- Minutes from many shopping and dining options.









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FEATURES

AVAILABLE: ~7,856 RSF

COLUMN SPACING: 31' X 30'

CLEAR HEIGHT: 18'

LOADING: 2 DOCK HIGH DOORS

PARKING: 2:1,000 SF

480V 3 PHASE, 2000A **ELECTRICAL**:

100,000 kW SOLAR SYSTEM

SIGNAGE: MONUMENT AND BUILDING

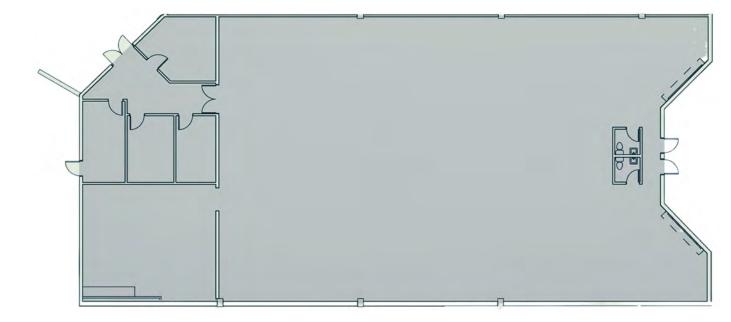
\$3.79 NNN

\$4.08 PROPERTY TAXES

INTERNET: FIBER OPTIC AVAILABLE

OFFICE/CONFERENCE: FOUR (4)

EXPENSES:





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LOCATION



The Colorado Technology Center (CTC) Louisville's largest is commercial and industrial park at over 400 acres. Many of the buildings in CTC specialize in blending all facets of a business under one roof, including the office, manufacturing front warehousing. Several of the area's most innovative companies benefit from locating all their components right next to each other. One drive through and you'll notice that great companies doing great work are successful in the CTC. To-date approximately 5M square feet have been developed at CTC; this amount is expected to reach 5.8M square feet at full build-out.

Join Fedex, Coherent Technologies, Sierra Space, AMP, Vaisala, and many others, and take your place among some of the most innovative and inspiring companies in the nation.



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