

# 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](http://www.johnproppcommercial.com)

**Michael Honc, CCIM, CPM**

Realty Advisor

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# 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

**ELECTRICAL:** 480V 3 PHASE, 2000A  
100,000 kW SOLAR SYSTEM

**SIGNAGE:** MONUMENT AND BUILDING

**EXPENSES:** \$3.79 NNN  
\$4.08 PROPERTY TAXES

**INTERNET:** FIBER OPTIC AVAILABLE

**OFFICE/CONFERENCE:** FOUR (4)



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# LOCATION



**The Colorado Technology Center (CTC)** is Louisville's largest 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 front office, manufacturing and 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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