



PROPERTY HIGHLIGHTS

Located a few blocks from downtown Louisville, this space has outstanding visibility right by the signalized high traffic intersection of South Boulder Road and Highway 42 (96th Street). Traffic counts are over 20,000 vehicles daily! The open floor plan of 1,856 RSF provides plenty of fitness studio / retail space with reception area, large open area and two restrooms. The Reception Desk will definitely stay.

Other nearby businesses include: Alfalfas, Murdock 's Tap & Tavern, Elements Massage, Salon Nove, Core Power Yoga, Moov Vital, Taj Mahal Restaurant & Bar, Blackjack Pizza and much more!

Call now for a tour of this highly visible retail location!

- High visibility
- Signalized Intersection
- Close to downtown Louisville
- Traffic Counts
- Dollamur Sport Mat flooring included in workout area
- Ample parking

Available SF: 1,856 RSF
Available: September 1, 2019

Lease Rate: \$19.00 per RSF
Expenses: \$7.03 per RSF

Lease Term: Thru June 30th, 2028

DISCLAIMER: The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to confirm its accuracy and completeness.

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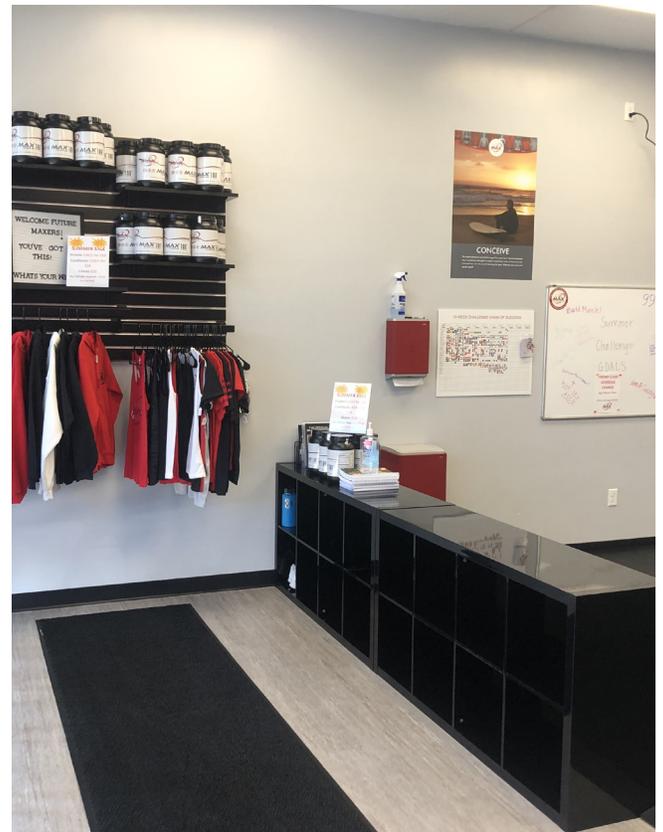
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FITNESS STUDIO/RETAIL SPACE FOR SUBLEASE

Colorado
Group

1075 E. SOUTH BOULDER ROAD, LOUISVILLE, 80027

PROPERTY PHOTOS



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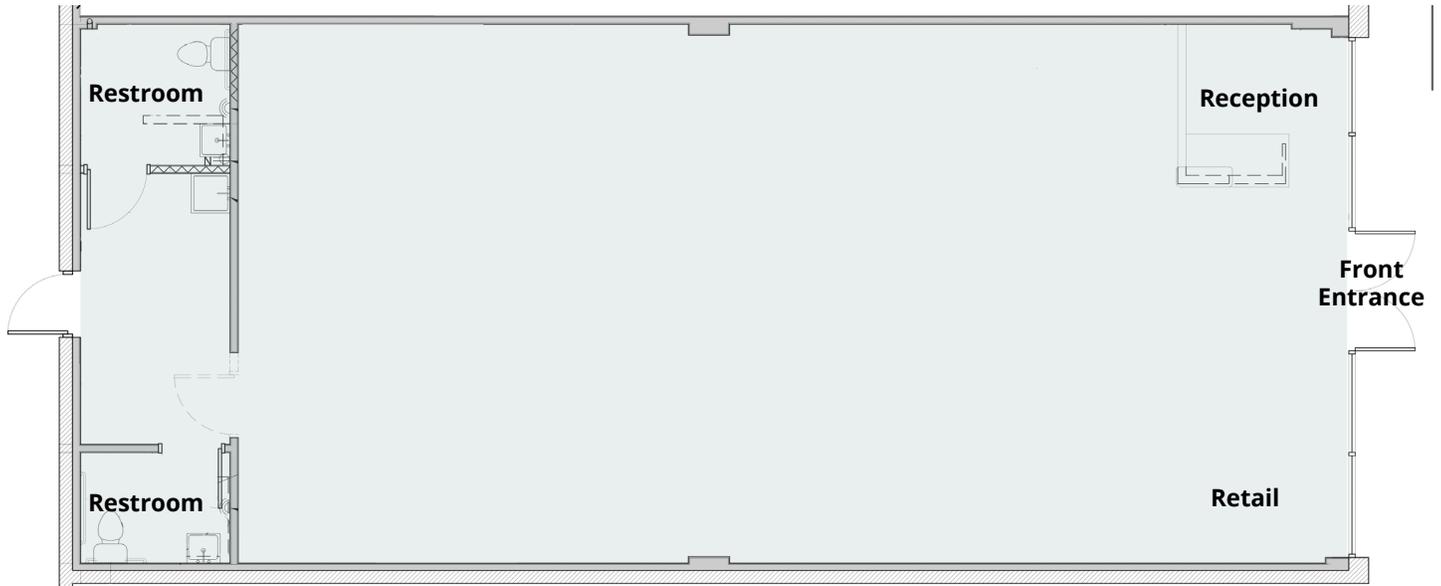
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PROPERTY FLOOR PLAN



PROPERTY LOCATION



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