

2011 Cherry Street

Louisville, Colorado 80027

For Lease
3,512 - 44,992 sq/ft
\$14.50/sq.ft.



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United States Naval Academy Graduate Served as an Officer in
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Details

Free Standing Office Building

Lease rate	\$14.50 sq/ft + \$7.83 NNN
Zoned	Industrial/Flex/Warehouse/Office/Manufacturing
Located	Off US 287 in the CTC
Available Space	Approx. 44,992 sq/ft
Suite 104	Approx. 9,363 sq/ft
Suite 106	Approx. 12,587 sq/ft
Suite 112	Approx. 8,033 sq/ft
Suite 114	Approx. 5,497 sq/ft
Suite 116	Approx. 6,000 sq/ft
Suite 204	Approx. 3,512 sq/ft
Year Built	2001
Dock Doors	4 drive up, 4 dock high
Ceiling Height	18' - 20 '
Levels	2 stories
Water	City of Louisville
Electric	Xcel Energy
Power	2000 Amp / 480 Volt / 3 Phase
Water Line	2nd level
Uses	1st level has warehouse/distribution/office space. Second floor features offices, conference rooms, outdoor space, amazing views of the front range and beyond.



Floorplans

Suite 104 and 106

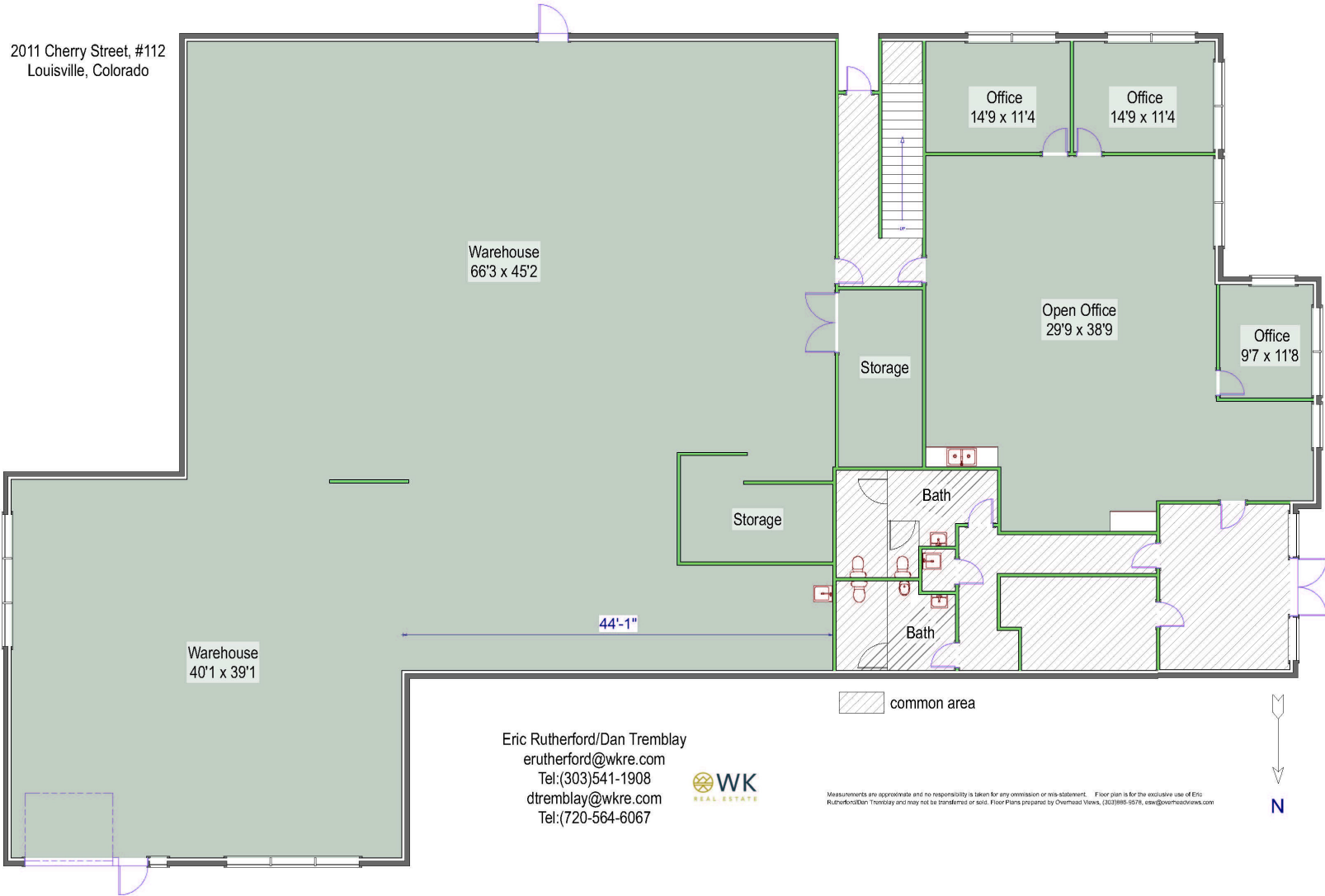
2011 Cherry Street
Louisville, Colorado



Floorplans

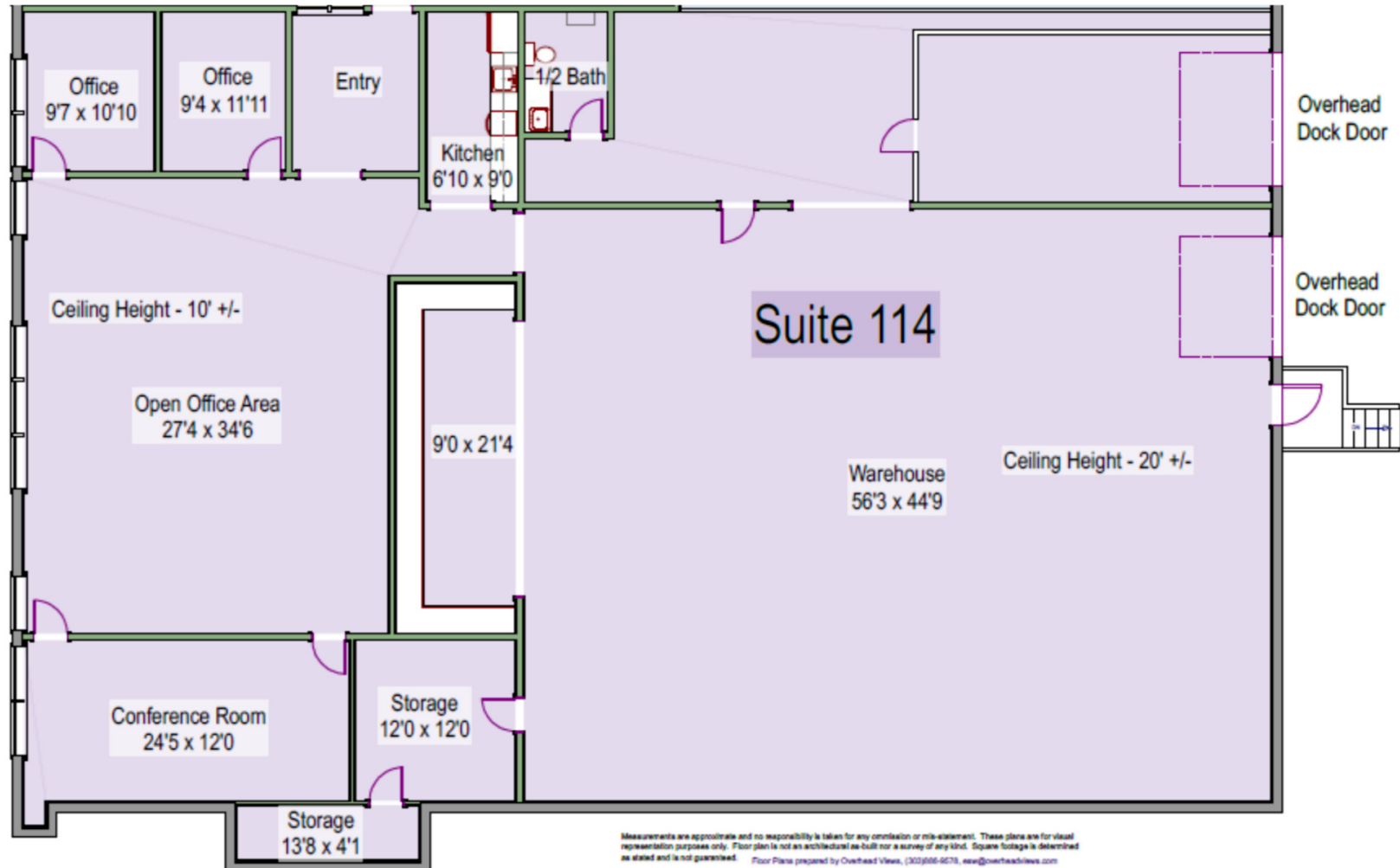
Suite 112

2011 Cherry Street, #112
Louisville, Colorado



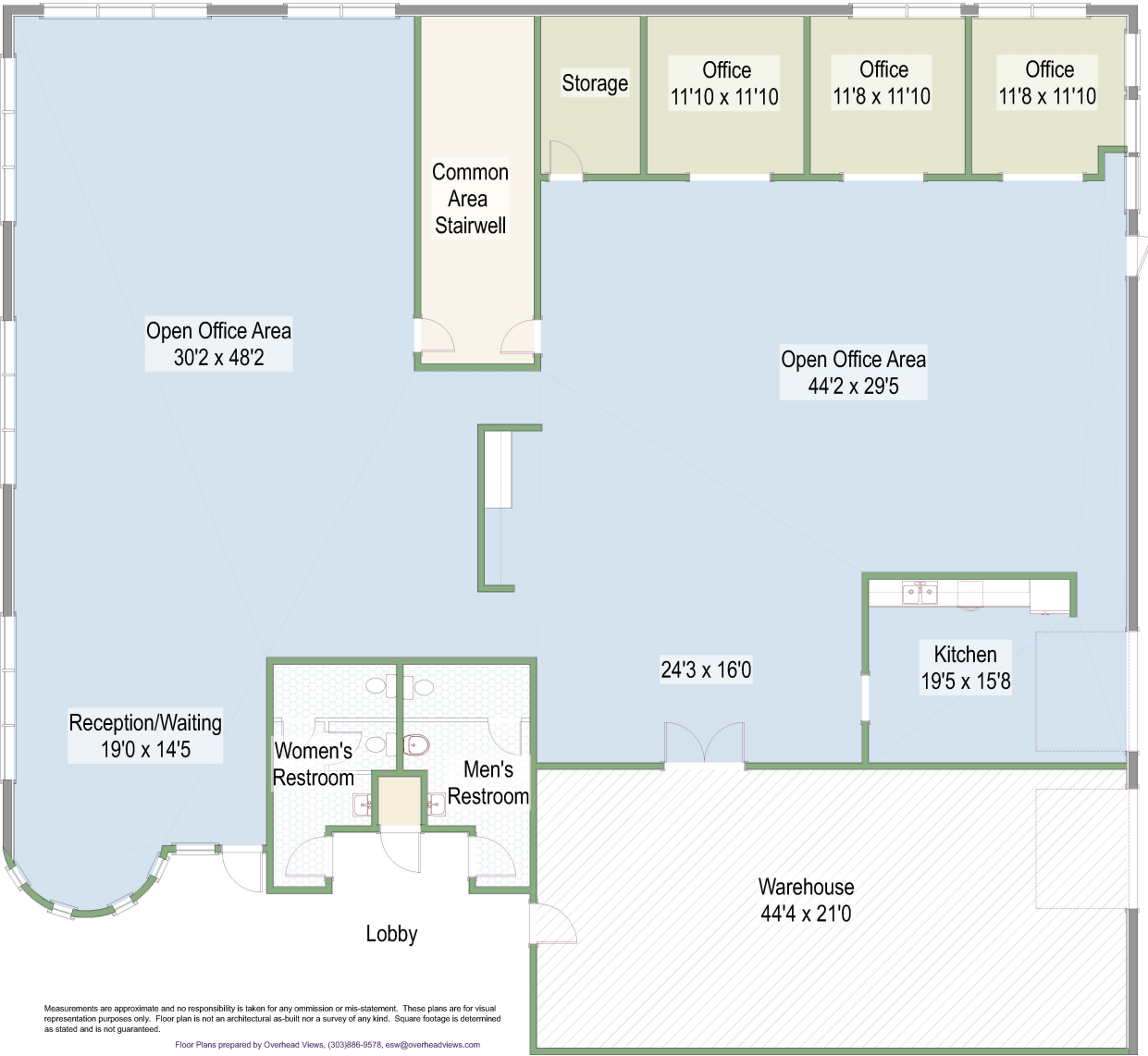
Floorplans

Suite 114



Floorplans

Suite 116



2011 Cherry Street, #116
Louisville, Colorado

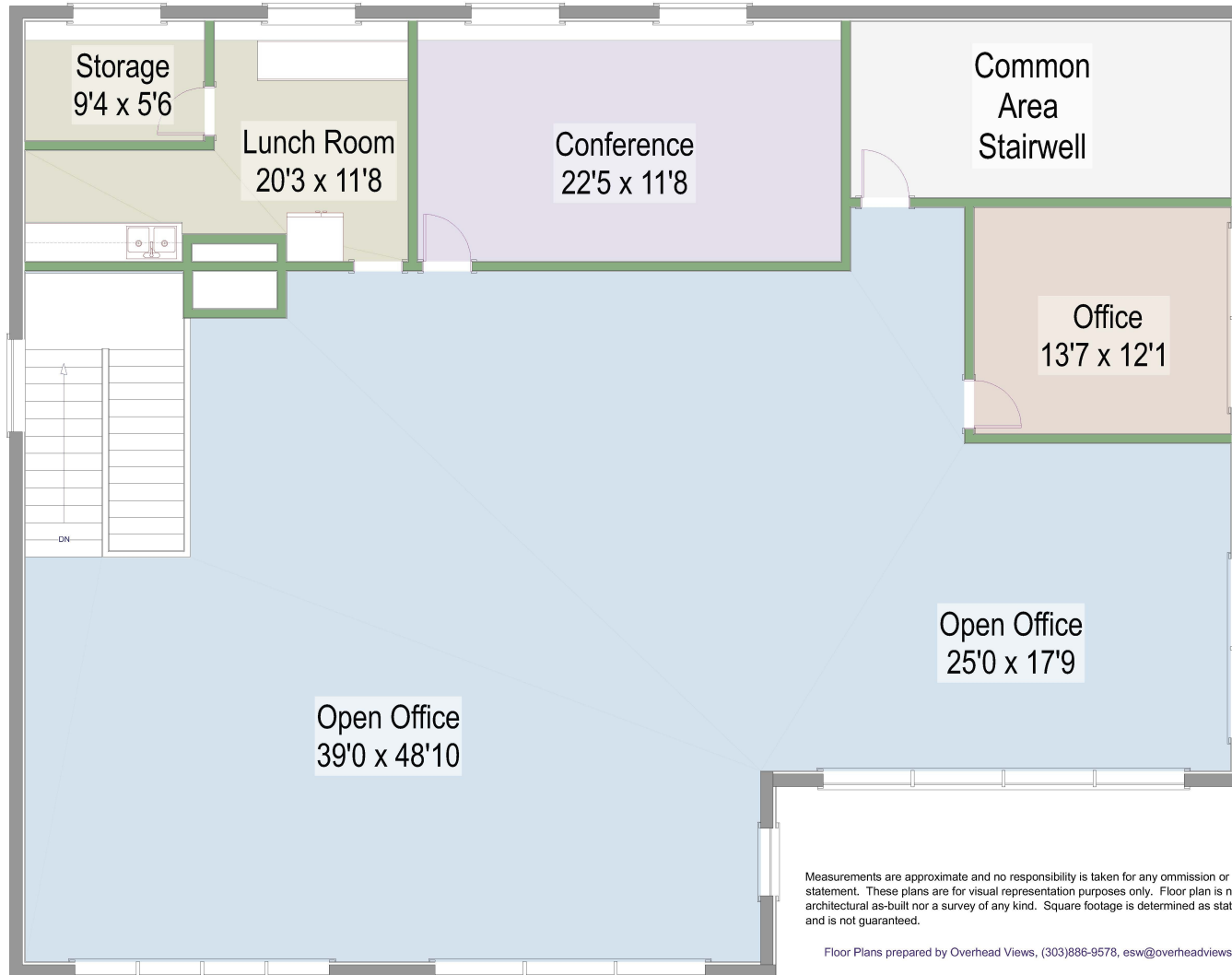
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Measurements are approximate and no responsibility is taken for any omission or mis-statement. These plans are for visual representation purposes only. Floor plan is not an architectural as-built nor a survey of any kind. Square footage is determined as stated and is not guaranteed.

Floor Plans prepared by Overhead Views, (303)886-9578, esw@overheadviews.com

Floorplans Suite 204



2011 Cherry Street, #204
Louisville, Colorado

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