



TURNKEY OFFICE / WAREHOUSE WITH LAB SPACE FOR SALE/LEASE

500 S Arthur Ave, Suite 300, Louisville, CO 80027

Nicely finished distribution, manufacturing, lab, and office-warehouse production space in the centrally located Colorado Technology Center, in Louisville. The space offers open office layout, six private offices, breakroom/kitchen, conference room, inventory area, lab or food production space, and open warehouse with drive-in access, and heavy power.

- Move-in Ready Office, Warehouse, & Lab Space
- Three (3) Grade – Level Overhead Loading Doors
- Previously GMP Certified Food/Dietary Production Space
- 16' Clear Height

PROPERTY OVERVIEW

SUITE 300	6,966 RSF*
CONFIGURATION	50% Office, 30% Lab, and 20% Warehouse As-Built
SALE PRICE	\$1,700,000
LEASE RATE	\$14.00/RSF NNN
EXPENSES (EST)	\$7.79/RSF
AVAILABLE	Immediately
BUILDING SIGNAGE	Available
PARKING	On-site
ZONING	I (Industrial)

**Source – public records*

FOR MORE INFORMATION:



Ashley Overton

Senior Commercial Broker

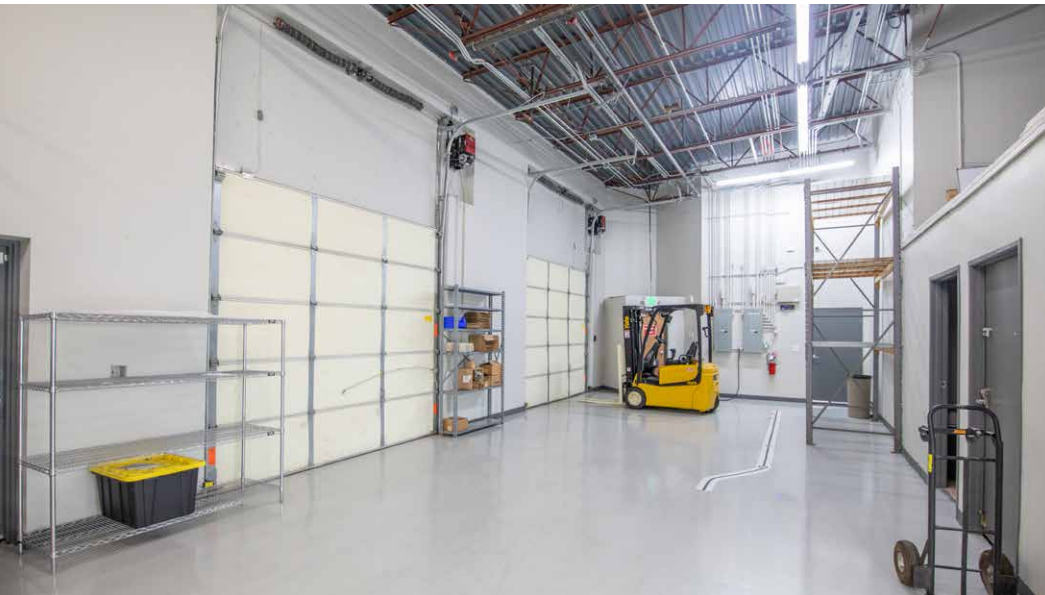
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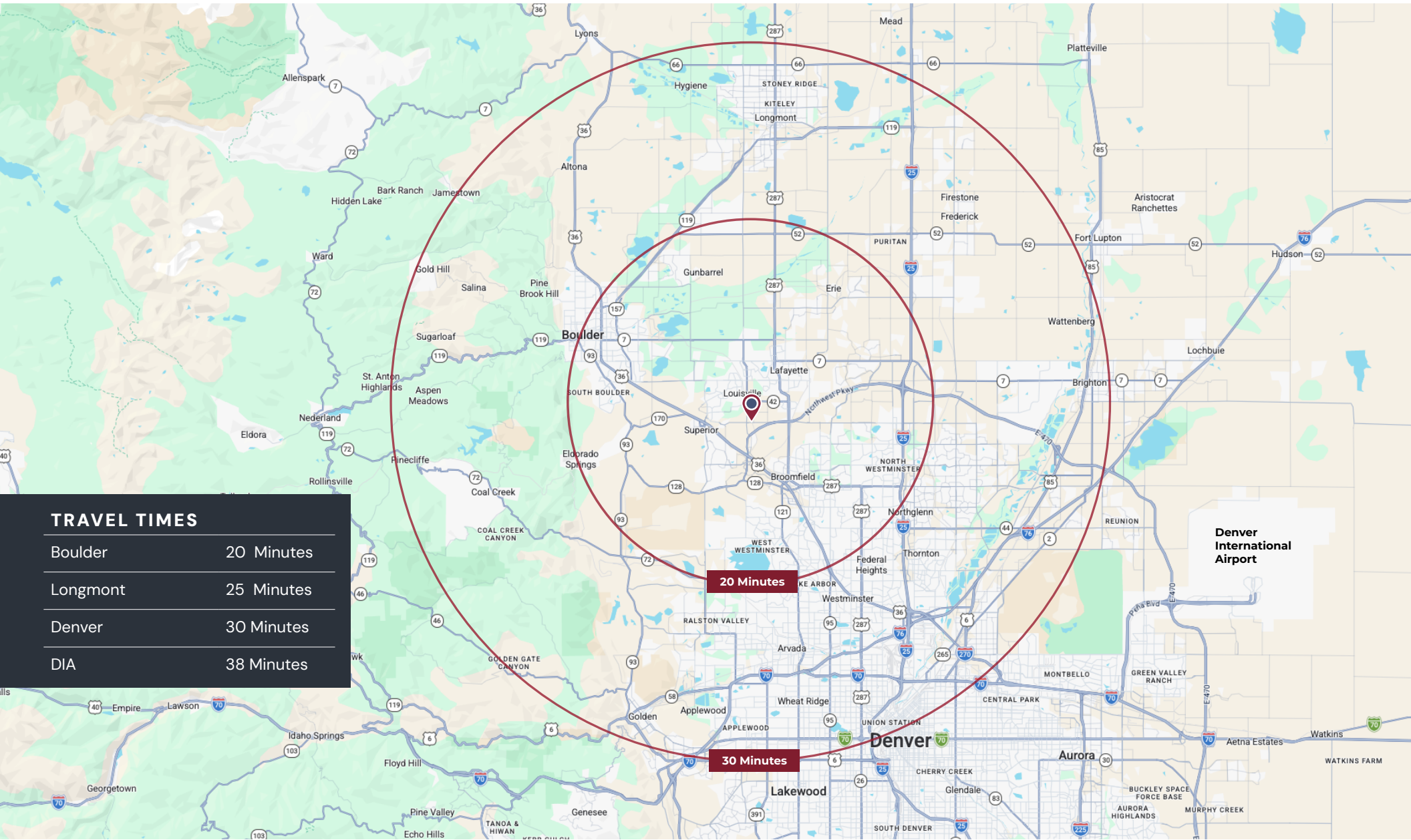
The floor plan shows a building with the following rooms and dimensions:

- WAREHOUSE**: Located at the top, with three overhead garage doors. Dimensions include 12'-6" and 18' for the first section, and 14'-6" for the rightmost section.
- LAB**: Located in the middle left, with dimensions 29'-6³/₄" and 41'-0¹/₄".
- LUNCH ROOM**: Located in the middle right, with dimensions 12', 18'-6", 11', 16', 7'-6", 8', and 7'-6".
- EXECUTIVE**: Located at the bottom left, with dimensions 18' and 14'-1".
- OFFICE**: Multiple offices are shown. One set of three offices at the bottom has dimensions 10'-7", 19'-4", 12'-7", and 10'-10". Another office in the middle has dimensions 11'-1" and 12'-3".
- CONFERENCE**: Located in the middle right, with dimensions 18'-6" and 13'-4".
- RECEPTION**: Located at the bottom right, with a dimension of 28'-3⁵/₈".
- Other Dimensions**: 8'-3¹/₈" (near Executive), 4'-3" (near middle Office), 62'-7³/₄" (overall right side), and 57'-4⁷/₈" (overall middle section).





REGIONAL MAP



PROPERTY LOCATION

