



**CHRISMAN  
COMMERCIAL**

**OFFICE SPACE FOR LEASE  
Gateway Building #4**

864 W South Boulder Road, Louisville, CO 80027



## HIGHLIGHTS

Suite 200: **1,600 SF**  
Lease Rate: **\$19.50/SF NNN**  
Expenses: **\$17.07/SF  
(including utilities)**  
Parking: **1 per 174 SF**

Quiet setting  
Elevator access  
Ample on-site parking  
Tons of natural light  
Near bus route  
Available: **Immediately**

This attractive campus of medical and professional office buildings for lease in Louisville boasts high quality construction, great views, easy access from W. South Boulder Road and high visibility. T-1 and Comcast internet service available in all buildings. Storage space available for lease.

## CONTACT US

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## CHRISMAN COMMERCIAL

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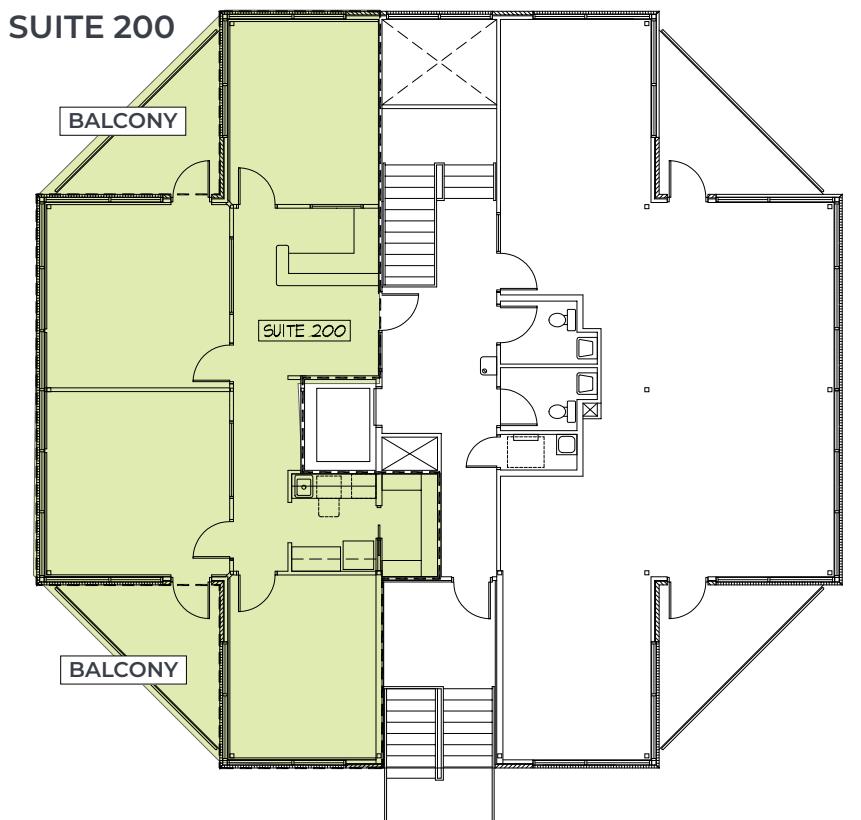
## OFFICE SPACE FOR LEASE

### Gateway Building #4

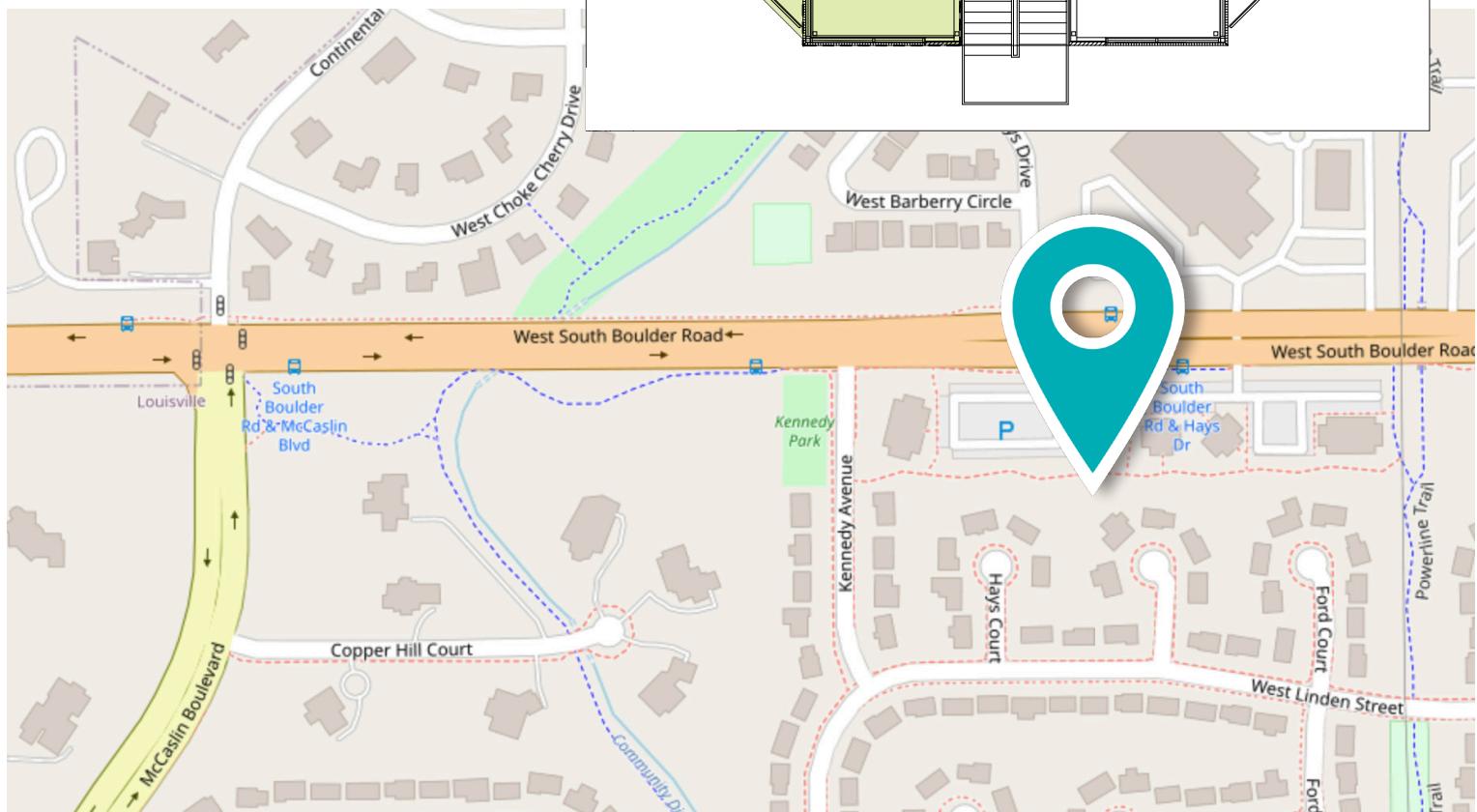
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#### Suite 200: 1,600 SF

Suite 200 offers 3 large offices and conference room with western views, reception area with built in reception desk and small waiting area, kitchen/copy room, and large storeroom. There are also two west facing private balconies.



#### LOCATION



(303) 449 7475

**ELEVATED**  
COMMERCIAL REAL ESTATE

PO Box 510, Niwot, CO 80544