



**CHRISMAN
COMMERCIAL**

**OFFICE SPACE FOR LEASE
Gateway Building #1**

818 W South Boulder Road, Suite 200, Louisville, CO 80027



HIGHLIGHTS

Lease Rate: **\$17.50/SF NNN**

Expenses: **\$19.36/SF (including utilities)**

Suite 101: 1,455 SF

Available: **November 1, 2026**

Suite 201: 4,096 SF

Available: **September 1, 2026**

Storage available for lease

Quiet setting

Elevator access

Ample on-site parking


Tons of natural light

Near bus route

Mountain views

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

 **(303) 449 7475**

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 **(303) 938 8200**

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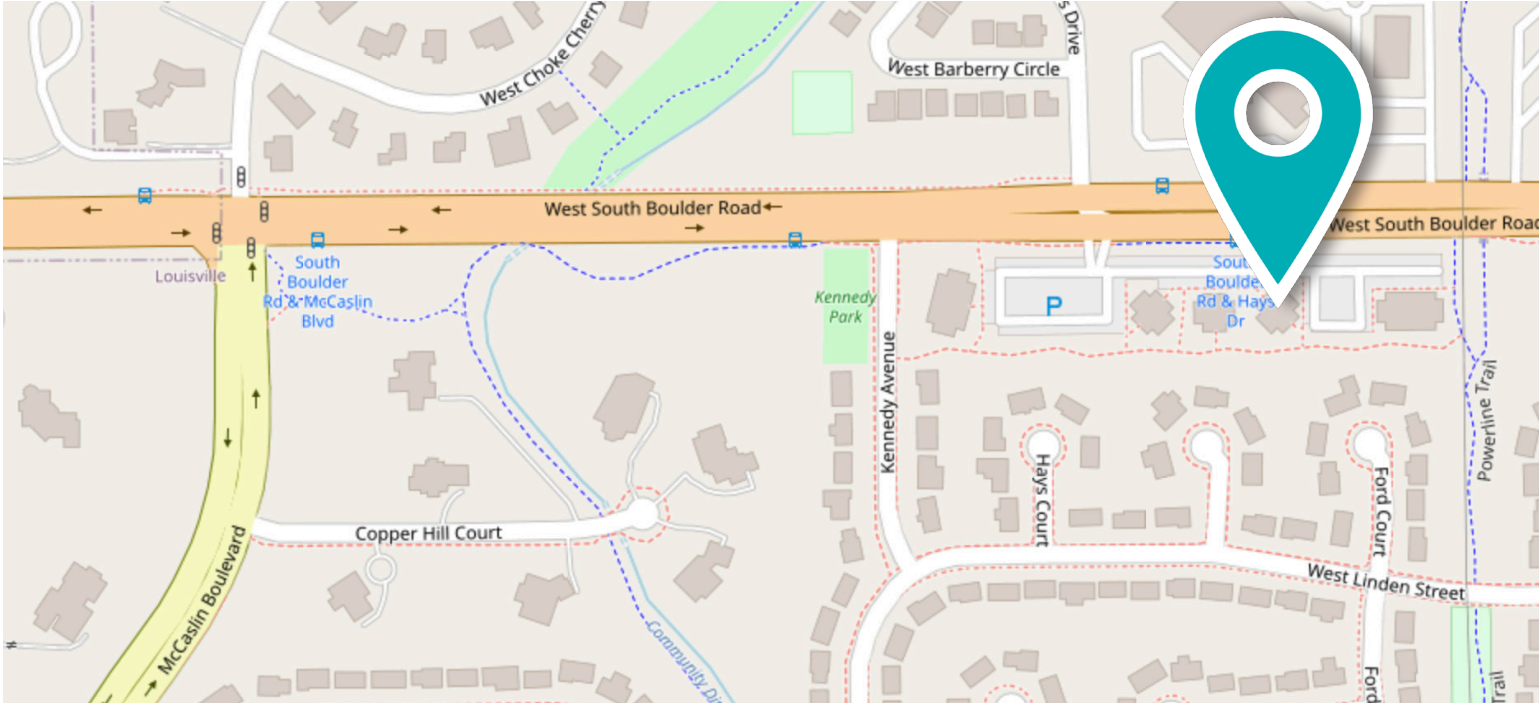
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LOCATION



 (303) 449 7475



PO Box 510, Niwot, CO 80544



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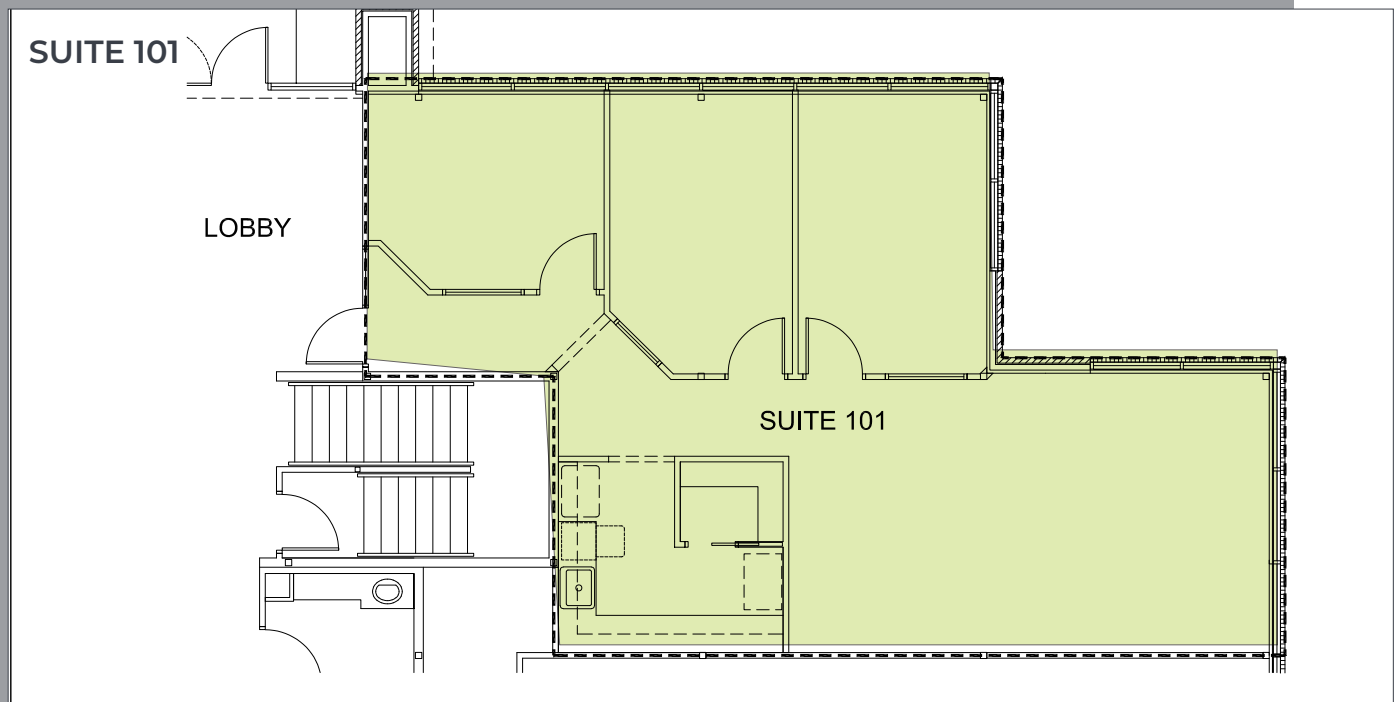
OFFICE SPACE FOR LEASE

Gateway Building #1

818 W South Boulder Road, Suite 200, Louisville, CO 80027

Suite 101: 1,455 SF

Convenient first-floor suite offering three private offices, open office area, kitchen/copy room and storeroom. Light-filled space in a quiet professional setting.



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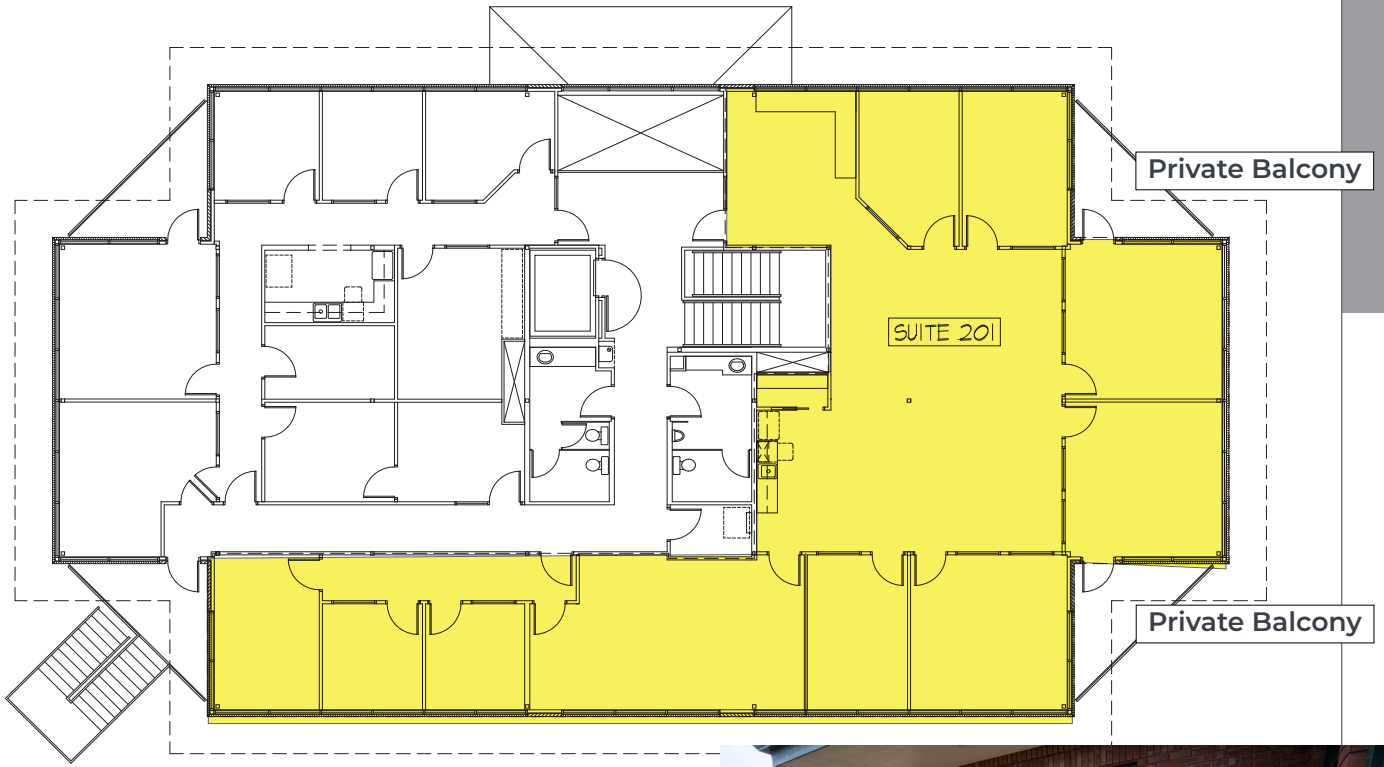
OFFICE SPACE FOR LEASE
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Suite 201: 4,096 SF

Second floor suite with nine private offices, open office area, large conference room, reception/waiting area, kitchenette, and storage closet. There are also two private balconies. This space can be divisible to 3,231 square feet.

SUITE 201



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