



2051 Dogwood Street

Louisville, CO

Updated Office / Flex Building with SCIF For Sale in Colorado Tech Center

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Property Info & Gallery

View Map

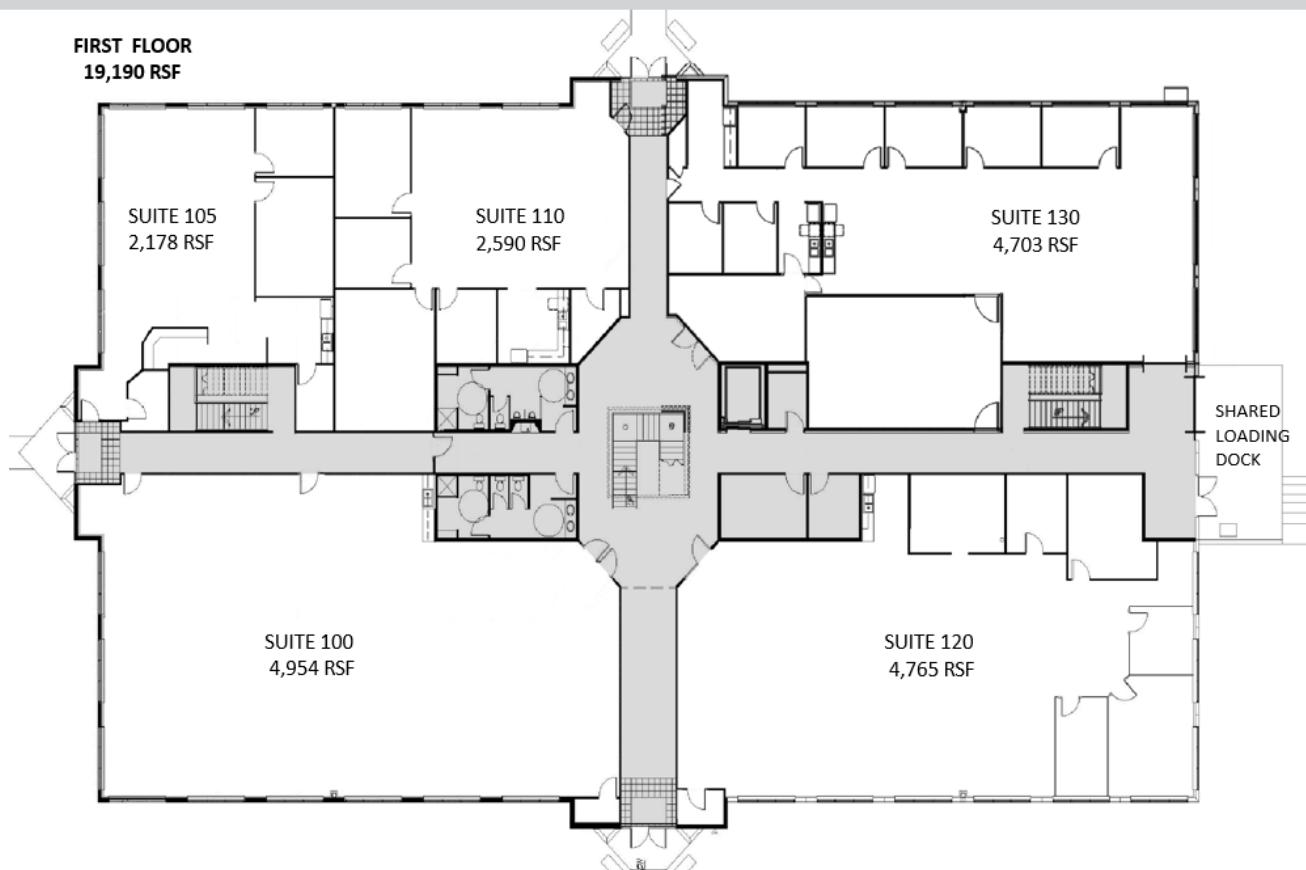
Building / Site Size	40,656 sq. ft. / 2.74 Acres
Sale Price	\$10,700,000 (\$263 / sq. ft.) \$9,585,000 (\$235.76 / sq. ft.)
Capitalization Rate	6.5% 7.25%
Year One In-Place Income	\$694,708

- Fully Leased Investment Property in CTC with 4.5 Year WALT
- Building Features Natural Light Throughout, Common Loading Dock, Elevator, Showers, Updated Offices, Warehouse Space, & SCIF
- Tenants Include Government Defense, Health, Technology, Engineering, & Wholesale/ Retail Sales Businesses
- 21,000 sq. ft. SCIF Tenant Occupies Entire Second Floor with Class A Finishes In-Place, & Expansion T.I. Underway
- Flex Infrastructure Including Heavy Power, High-Ceilings, Full Climate Control, & Fire Sprinklers
- Multiple Tenants with Above Market Escalations In-Place
- Desirable Location in the Tech Center Drawing Talent from the Denver-Boulder Corridor
- Abundant Parking (3.56:1,000) with Bike Path & RTD Access

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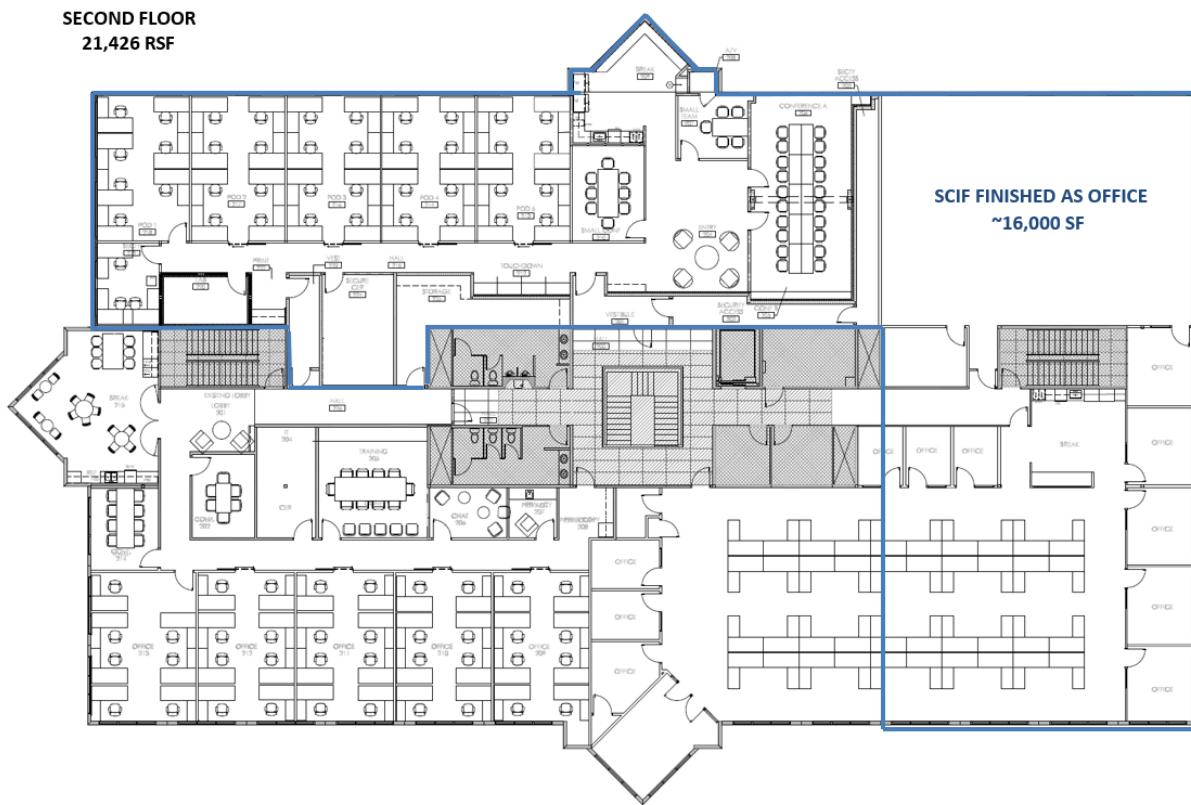
FIRST FLOOR
19,190 RSF

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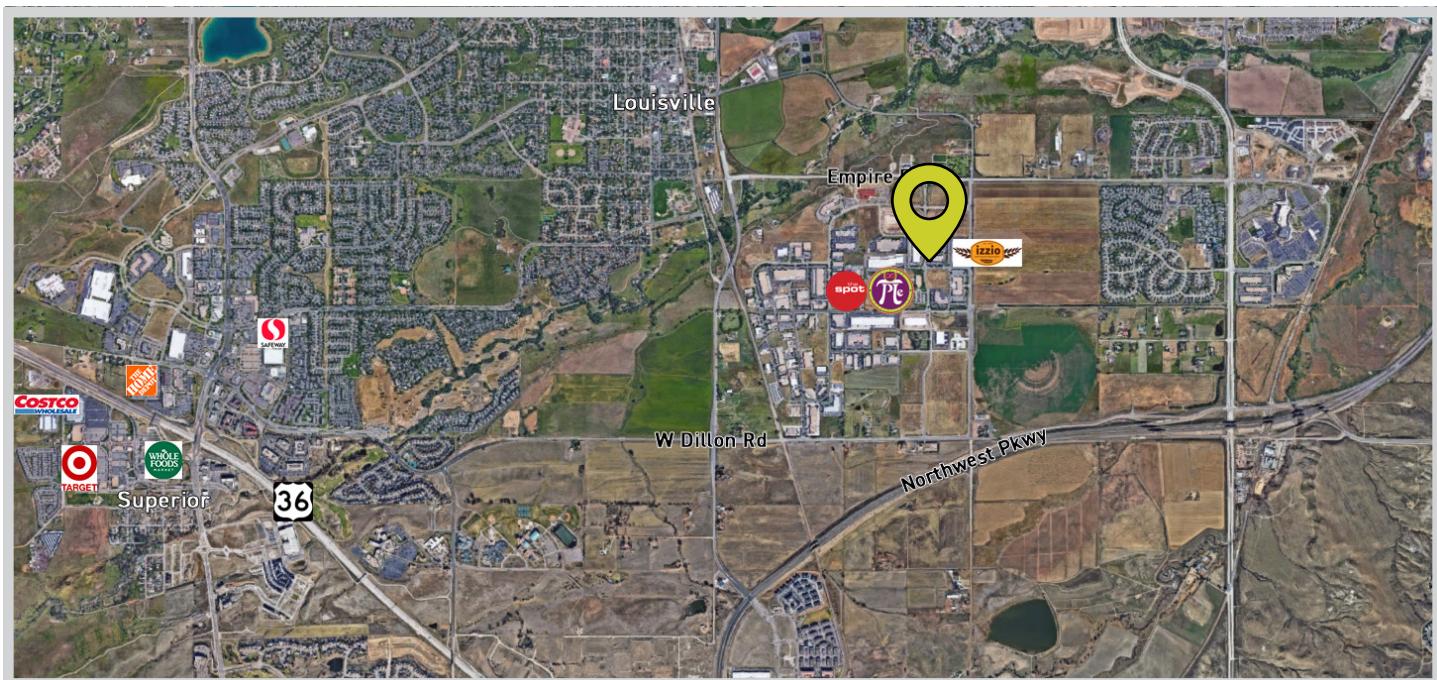
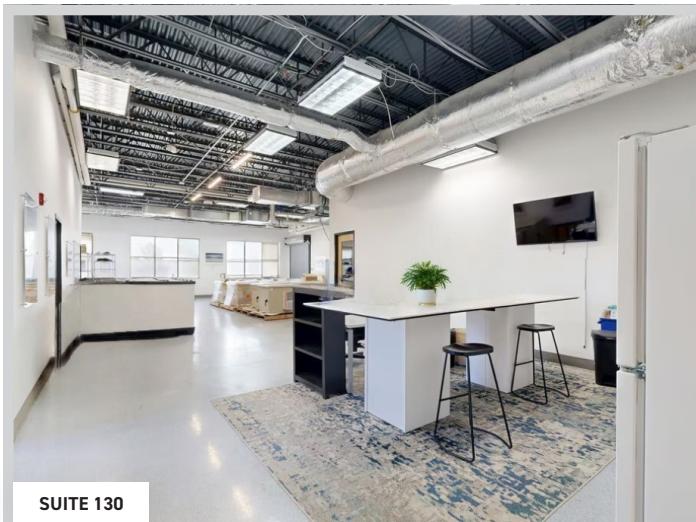
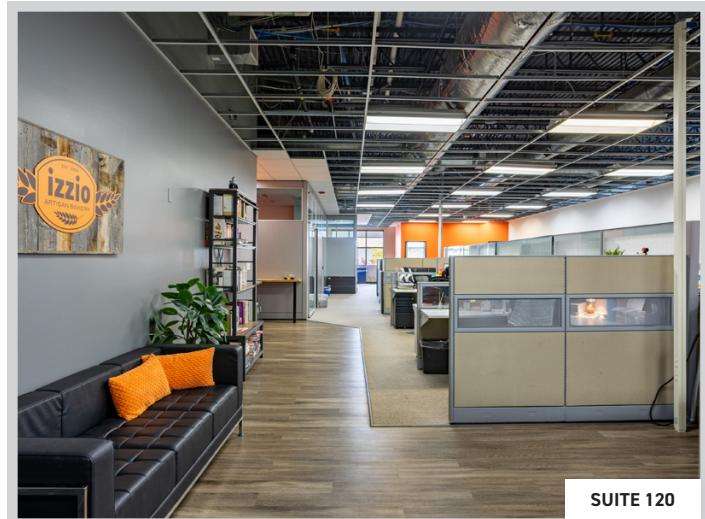
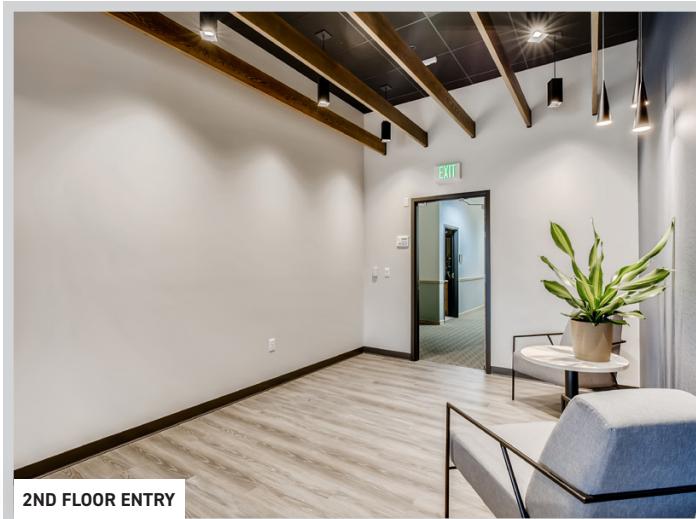


SECOND FLOOR
21,426 RSF

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