

AVAILABLE IMMEDIATELY

**BARTELL & CO**

REAL ESTATE WEALTH MANAGEMENT



SLEEK & SPACIOUS

# CONDOMINIUMS FOR SALE/ LEASE

**THE COLLECTIVE  
@ COLORADO TECH CENTER  
199 SOUTH TAYLOR AVENUE  
LOUISVILLE, CO**

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Office Administration

Architecture  
& Engineering

Medical & Healthcare

Research

Laboratory

Medical Device

Biotechnology

Bio-Pharma

Aerospace

Technology

# PROPERTY HIGHLIGHTS

- Combination of Condo Sizes Available — Combine for Larger Units
- Individually metered gas & electric and heating & cooling units
- Optional security & camera prewire surveillance
- Landscape maintained by HOA
- Concrete floors with polish upgrades available
- Internet ready 1gb up/1gb down symmetrical available
- Mezzanines in place (on some units)
- Storefront glass glazing with custom company sign mount
- Accessible rear loading for office or office warehouse - most units
- Access to I-25, downtown Denver & DIA
- Access to Hwy 36, downtown Boulder

## RENTABLE SQUARE FEET

2,000 to 29,500

## CLEAR HEIGHT

Units 1-8: 20'

Units 9-14: 24'

## PARKING

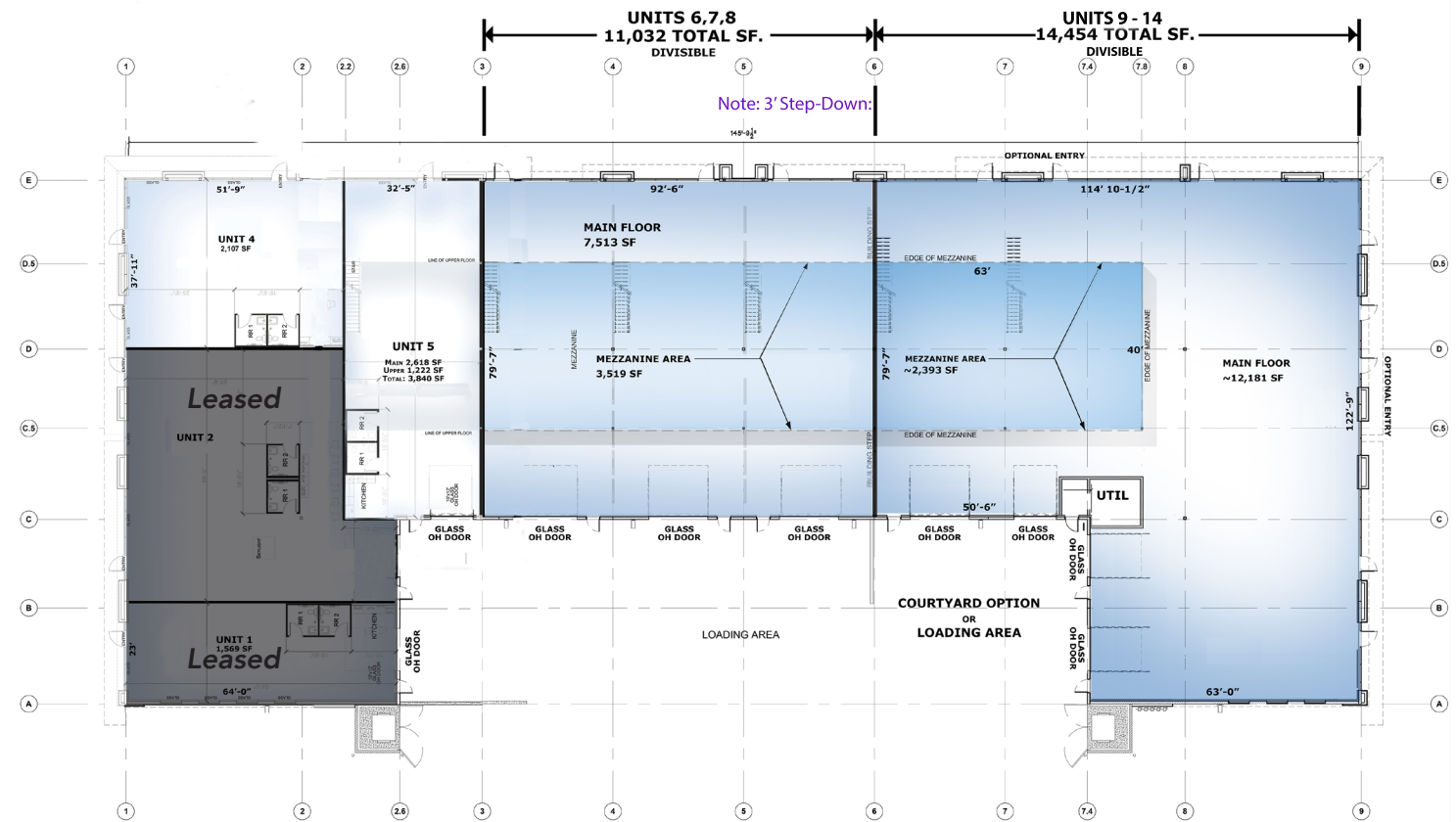
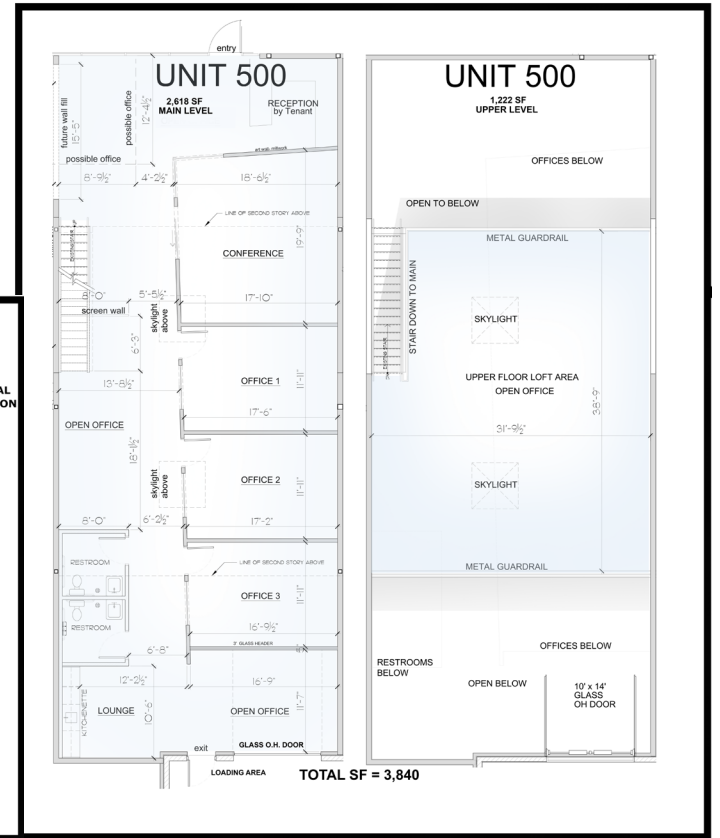
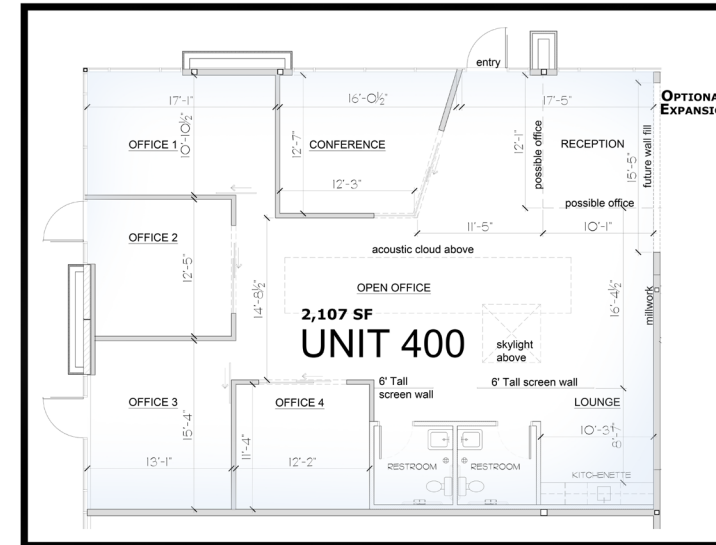
Non-reserved surface parking at a ratio of 4.1 : 1,000 SF leased

## LOADING

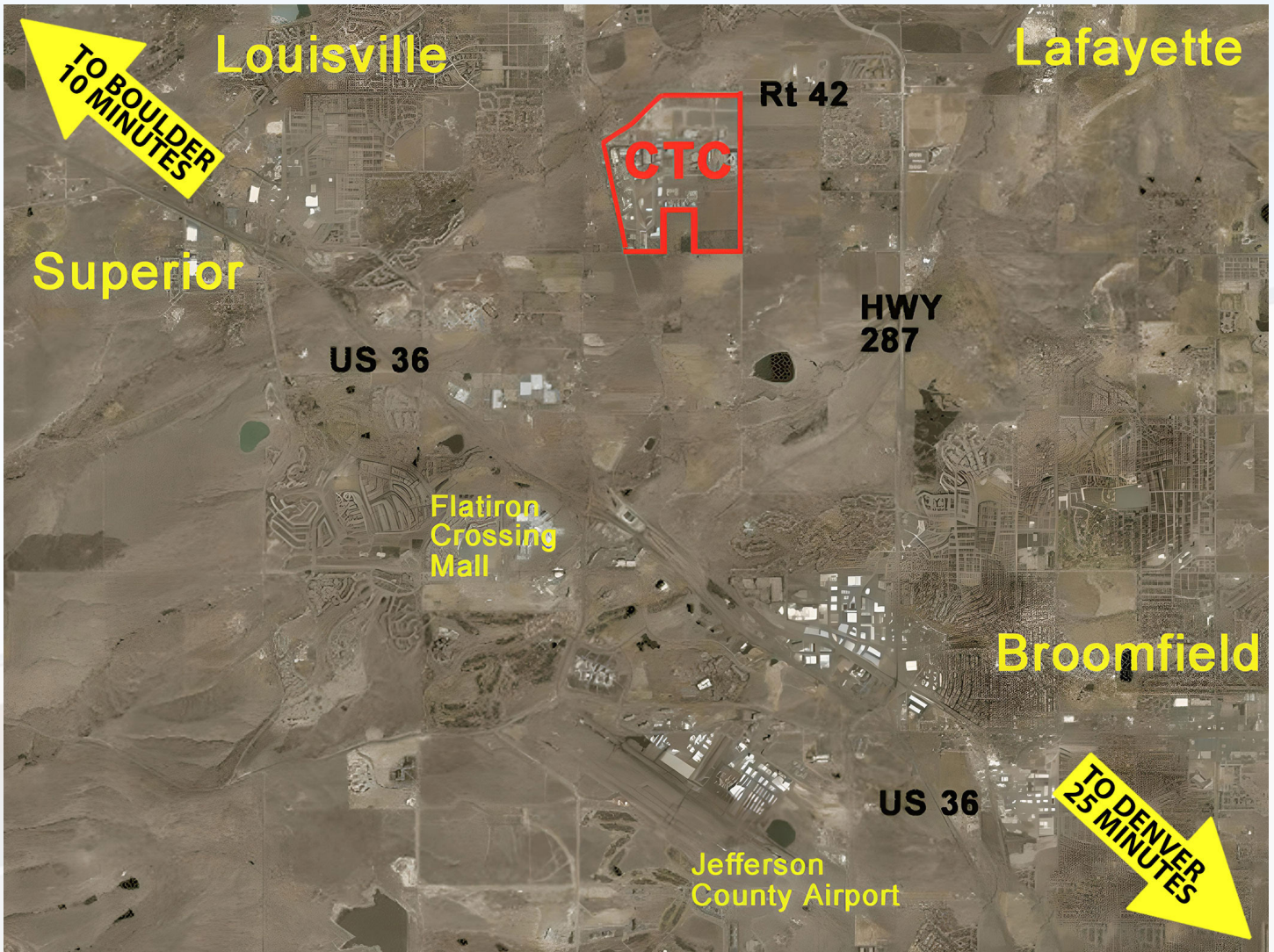
12' x 12' clear overhead glass doors with satin-etched finish option

UNITS	AVAILABILITY	SQ FT	NOTES
1-3	Leased		
4	Available	2,107	Built Out, Ready for Occupancy
5	Available	3,840	Built Out, Ready for Occupancy, Mezzanine
6-8	Available	2,000-11,032	Divisible, Mezzanine
9-10	Available	2,000-14,454	Divisible, Mezzanine
11-14	Available	2,000-14,454	Divisible

# FLOOR PLANS



**OVERALL BUILDING FLOOR PLAN**  
**THE COLLECTIVE - BUILDING 1**



**DISCLAIMER:** This brochure has been prepared by Bartell and Company for use by a limited number of parties and has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it, and make no guarantee, warranty or representation about it. It is your responsibility to confirm, independently, its accuracy and completeness.

**DAN BARTELL**

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