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DEAN CALLAN

& COMPANY INC

DEAN CALLAN & COMPANY, INC.

1510 28th Street, Suite 200

Boulder, Colorado 80303

303.449.1420 | www.deancallan.com

INVESTMENT BUILDING FOR SALE

SINGLE TENANT NNN LEASE

Positioned in the heart of Louisville's thriving commercial corridor, 890 West Cherry Street presents a rare opportunity to acquire a highly functional two-story office building that was completely renovated in 2020, offering modern finishes, efficient systems, and on-site EV charging ports—along with the added security of a 5-year lease back to MASTEC INDUSTRIAL CORP (expiring 6/30/2031). Just minutes from both Boulder and Denver, the property offers immediate access to US Highway 36 and the Northwest Parkway, along with convenient RTD transit options. Surrounded by walkable amenities—including restaurants, retail, hotels, and essential services—the building features a versatile mix of open workspaces, private offices, conference rooms, and collaborative areas, making it ideally suited for a wide range of modern office users.

Call us for more information and to set up a tour.

890 WEST CHERRY STREET



BEAU GAMBLE

President

303.945.2028

beaugamble@deancallan.com

BRIT BANKS

Senior Broker Associate

303.945.2020

bbanks@deancallan.com

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LOCATION



TERMS

PRICE: \$3,500,000 (\$271.23 PSF)

Cap Rate:	6.96% on an existing NOI (Lease has 3% annual increase)
Address:	890 West Cherry Street, Louisville, CO 80027
Gross Square Footage:	12,904 RSF
Lot Size:	1.16 Acres
Parking:	Surface: 57 Spaces Covered:10 Spaces Ratio: 5.19/1,000 SF
Year Built:	1993
Zoning:	P-C
Current Tenant:	MasTec Industrial Corp.
Lease Expiration:	6/30/2031

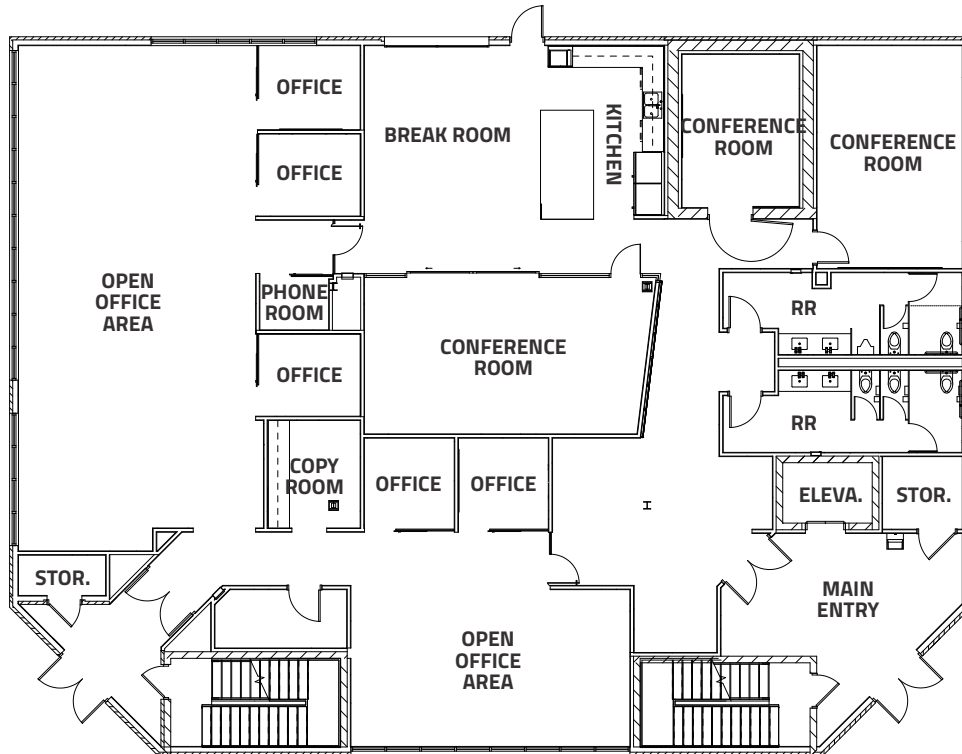
PROPERTY FEATURES

- Two-story office building completely renovated in 2020 with a flexible, modern layout
- On-site EV charging ports
- Multiple open work areas and 16 private offices
- Four conference rooms, three huddle rooms, and three phone rooms
- Dedicated wellness room
- Large kitchen and breakroom
- Central Louisville location between Boulder and Denver
- Immediate access to US-36 and Northwest Parkway
- Close to RTD transit and walkable amenities along McCaslin Blvd
- Basement (6,400 SF) with elevator access (Not part of gross square footage)

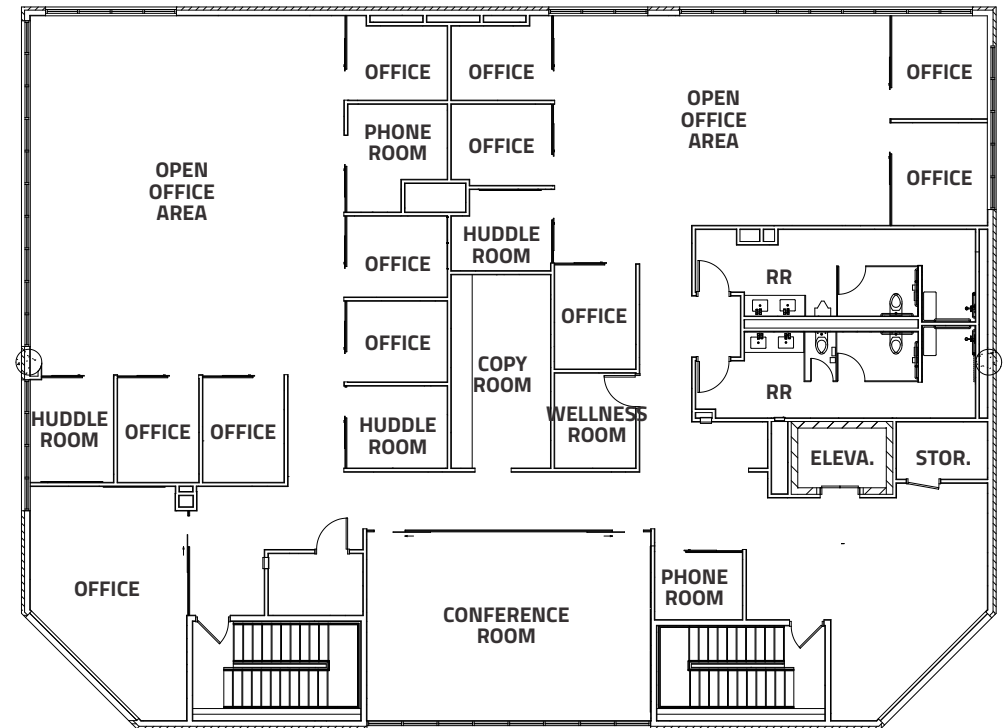


FLOOR PLAN

1ST FLOOR



2ND FLOOR



OVERHEAD AERIAL



TENANT OVERVIEW – MASTEC INDUSTRIAL CORP.



MasTec Industrial Corp. is a wholly owned subsidiary of MasTec, Inc. (NYSE: MTZ), a Fortune 500, minority-controlled infrastructure engineering and construction company headquartered in Coral Gables, Florida. With roots dating back nearly a century and approximately 36,000 employees across more than 800 locations in North America, MasTec is one of the nation's leading specialty contractors.

MasTec Industrial, operates within MasTec's Clean Energy & Infrastructure segment. The company specializes in engineering, procurement, and construction (EPC) services for power generation, process/industrial facilities, renewable energy, and mining/minerals projects. It ranks among the top contractors nationally in power, co-generation, and mining (per Engineering News-Record).

As a long-term, creditworthy national tenant, MasTec Industrial provides strong occupancy stability at 890 West Cherry Street through its 5-year lease-back commitment, with an expiration of June 30, 2031.

LOUISVILLE OVERVIEW

Welcome to Louisville, a city nestled at the base of the majestic Rocky Mountains and consistently recognized as one of the “Best Places to Live” by *Money Magazine*. With its blend of progressive development and small-town charm, Louisville offers an exceptional quality of life for residents and businesses alike.

Discover the city’s diverse business districts, including Historic Downtown Louisville, Downtown East Louisville (DeLo), McCaslin Corridor, and South Boulder Road. These vibrant areas showcase a mix of retail, dining, healthcare, and professional services. Centennial Valley is home to many corporate offices, while the Colorado Technology Center (CTC) attracts businesses seeking flex and industrial spaces.

Conveniently located along US 36, the Boulder-Denver Turnpike, Louisville enjoys easy access to downtown Denver – just 20 miles away, and the breathtaking Rocky Mountain National Park – located 50 miles to the northwest. Interstate 25 and US 287 are also within proximity, and rapid transit bus service connects Louisville to Boulder and Denver. The city benefits from its proximity to Denver International Airport (DEN), the fifth busiest airport in the United States.

Embrace the rich community amenities Louisville has to offer, including its historic downtown, 1,700 acres of open space, 32 miles of scenic trails, the Louisville Public Library, Recreation & Senior Center, Historical Museum, Center for the Arts, and Coal Creek Golf Course. The city takes pride in its state-of-the-art infrastructure, year-round programming, and support for its business partners.

With a highly-educated population, abundant recreational opportunities, authentic small-town ambiance, technological expertise, and a range of quality properties, it’s no wonder Louisville consistently ranks among the Best Places to Live. Experience the exceptional lifestyle that Louisville has to offer, with its dry, clear weather, low crime rates, excellent healthcare, and favorable tax environment.

Quick Facts:

- Median Age: 42.8
- Population: 20,867 residents
- Number of Households: 8,582
- Median Household Income: \$109,797
- Located 20 miles northwest of Downtown Denver along the US 36 Boulder-Denver Turnpike

Come be a part of Louisville’s thriving community and enjoy the best of Colorado living.

TOP 10
BEST PLACE TO LIVE
[*Money Magazine*]



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follow us     



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