



# OFFICE SPACE FOR LEASE

1157 W CENTURY DR LOUISVILLE, CO 80027

## PROPERTY HIGHLIGHTS

This quality building is located in the heart of Louisville with excellent views and great natural light. Centrally located between Boulder and Denver in Centennial Valley Business Park with easy access to Highway 36 and the Northwest Parkway. Walking distance to many amenities including restaurants and shopping. Building is equipped with 2nd story patio that is common to all users, updated restrooms and showers, fiber internet service, ample parking, and high end finishes throughout. Located on RTD bus routes.

|                           |                                     |
|---------------------------|-------------------------------------|
| <b>Minimum Divisible</b>  | 1,648 RSF                           |
| <b>Maximum Contiguous</b> | 12,518 RSF                          |
| <b>Total Available</b>    | 19,631 RSF                          |
| <b>Lease Rate</b>         | \$16.95 - \$20/RSF NNN*             |
| <b>Expenses (Est)</b>     | \$10.64/RSF<br>(includes utilities) |
| <b>Available</b>          | Immediately                         |
| <b>Zoning</b>             | Planned Community Commercial        |
| <b>Parking</b>            | 139 Spaces                          |
| <b>Power</b>              | 2,500 amps/ 480v 3-Phase            |

\* Limited time reduced rate of \$16.95/RSF NNN for Suites 100/110. Fully built out and ready for immediate occupancy.

### Suite 100



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VIDEO TOUR

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Group

FOR MORE INFORMATION



Near Bike Path



Outdoor Space



Near restaurants



Parking



RTD Bus Route



Shopping

**Layne McBride**  
Senior Commercial Broker  
303.449.2131 ext 134  
mcbride@coloradogroup.com

**Jessica Cashmore**  
Principal/Senior Commercial Broker  
303.449.2131 ext 146  
jessica@coloradogroup.com

**Neil Littmann**  
Principal/  
Senior Commercial Broker  
303.449.2131 ext 132  
neil@coloradogroup.com

**W. Scott Reichenberg**  
President/Principal  
Senior Commercial Broker  
303.449.2131 ext 130  
scott@coloradogroup.com

# OFFICE SPACE FOR LEASE

## CENTENNIAL VALLEY BUSINESS PARK

### 1157 W. CENTURY DRIVE, LOUISVILLE, CO 80027

#### PROPERTY PHOTOS

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For a complete disclaimer, please see page one of this brochure.

The Colorado Group, Inc. | 3101 Iris Avenue, Suite 240, Boulder, CO 80301 | 303-449-2131 | [www.coloradogroup.com](http://www.coloradogroup.com)

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## CENTENNIAL VALLEY BUSINESS PARK

### 1157 W. CENTURY DRIVE, LOUISVILLE, CO 80027

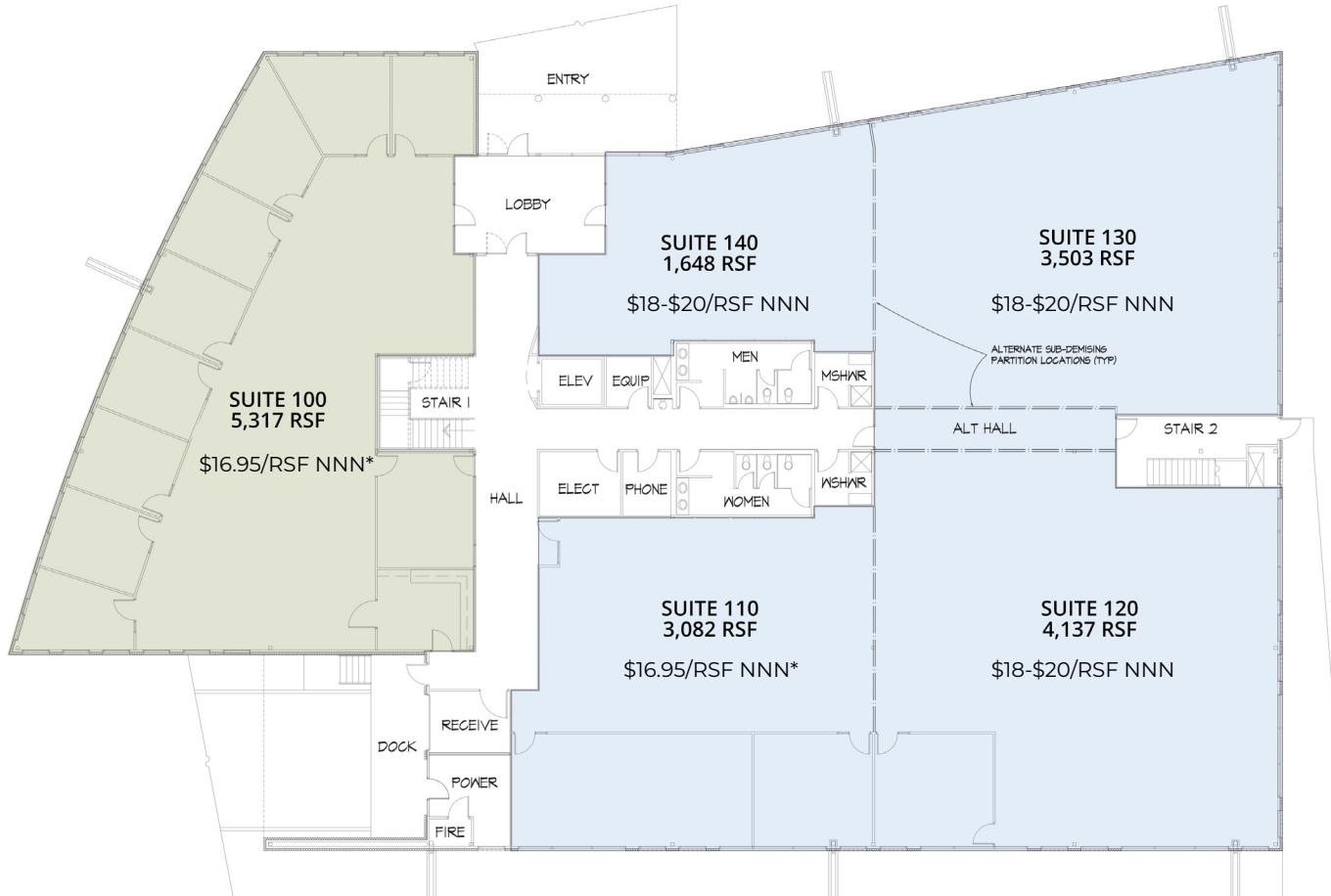
#### PROPERTY FLOOR PLANS

Colorado Group

#### 1ST FLOOR

**17,835 RSF**

- Suites 100 and 110 are fully built out with quality office finishes
- Suites 120-140 are in shell condition and ready for tenant improvements



\*Reduced rate for limited time

Various demising options available

| SUITE                  | RSF               |
|------------------------|-------------------|
| 100                    | 5,317 RSF         |
| 110                    | 3,082 RSF         |
| 120                    | 4,137 RSF         |
| 130                    | 3,503 RSF         |
| 140                    | 1,648 RSF         |
| 110 + 120              | 7,219 RSF         |
| 130 + 140              | 5,151 RSF         |
| <b>110+120+130+140</b> | <b>12,518 RSF</b> |

Suites may be combined



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#### PROPERTY FLOOR PLANS

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#### 2ND FLOOR



| SUITE | RSF       |
|-------|-----------|
| 240   | 1,796 RSF |

- Suite 240 is in shell condition and ready for tenant improvements



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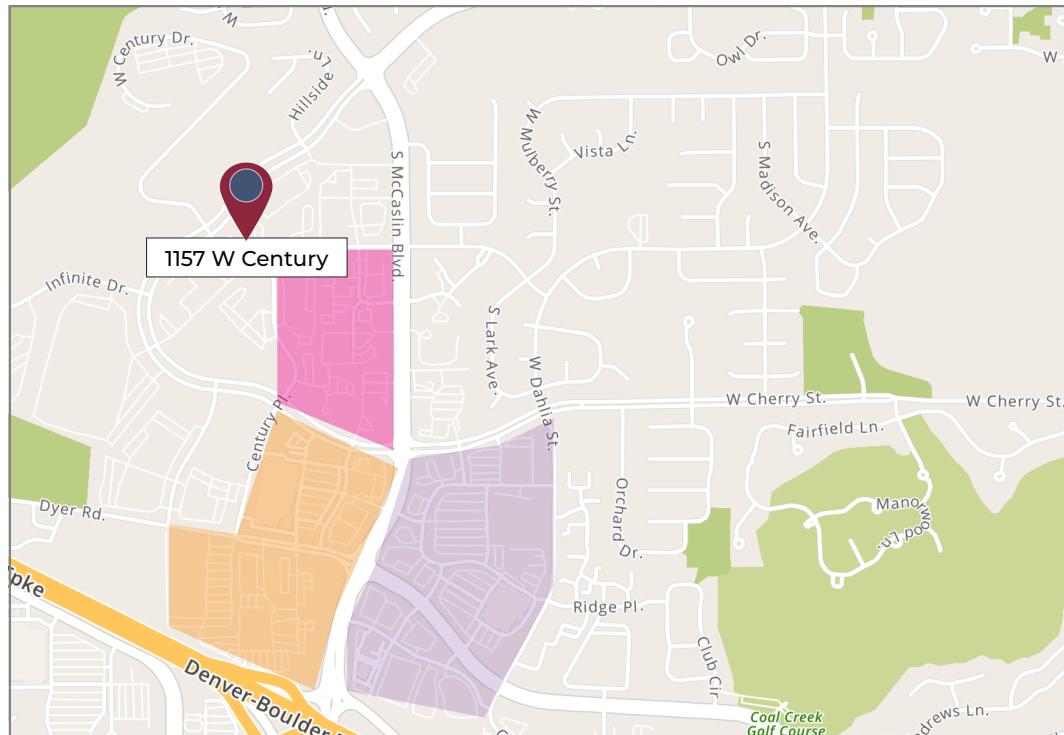
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### PROPERTY LOCATION



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