

# 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.

### Suite 100



CLICK HERE FOR  
VIDEO TOUR



Near Bike Path



Outdoor Space



Near restaurants



Parking



RTD Bus Route



Shopping

Minimum Divisible	1,648 RSF
Maximum Contiguous	12,518 RSF
Total Available	19,631 RSF
Lease Rate	\$16.95 - \$20/RSF NNN*
Expenses (Est)	\$10.64/RSF (includes utilities)
Available	Immediately
Zoning	Planned Community Commercial
Parking	139 Spaces
Power	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.

Colorado  
Group

FOR MORE INFORMATION

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CENTENNIAL VALLEY BUSINESS PARK  
1157 W. CENTURY DRIVE, LOUISVILLE, CO 80027  
PROPERTY **PHOTOS**



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



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## CENTENNIAL VALLEY BUSINESS PARK

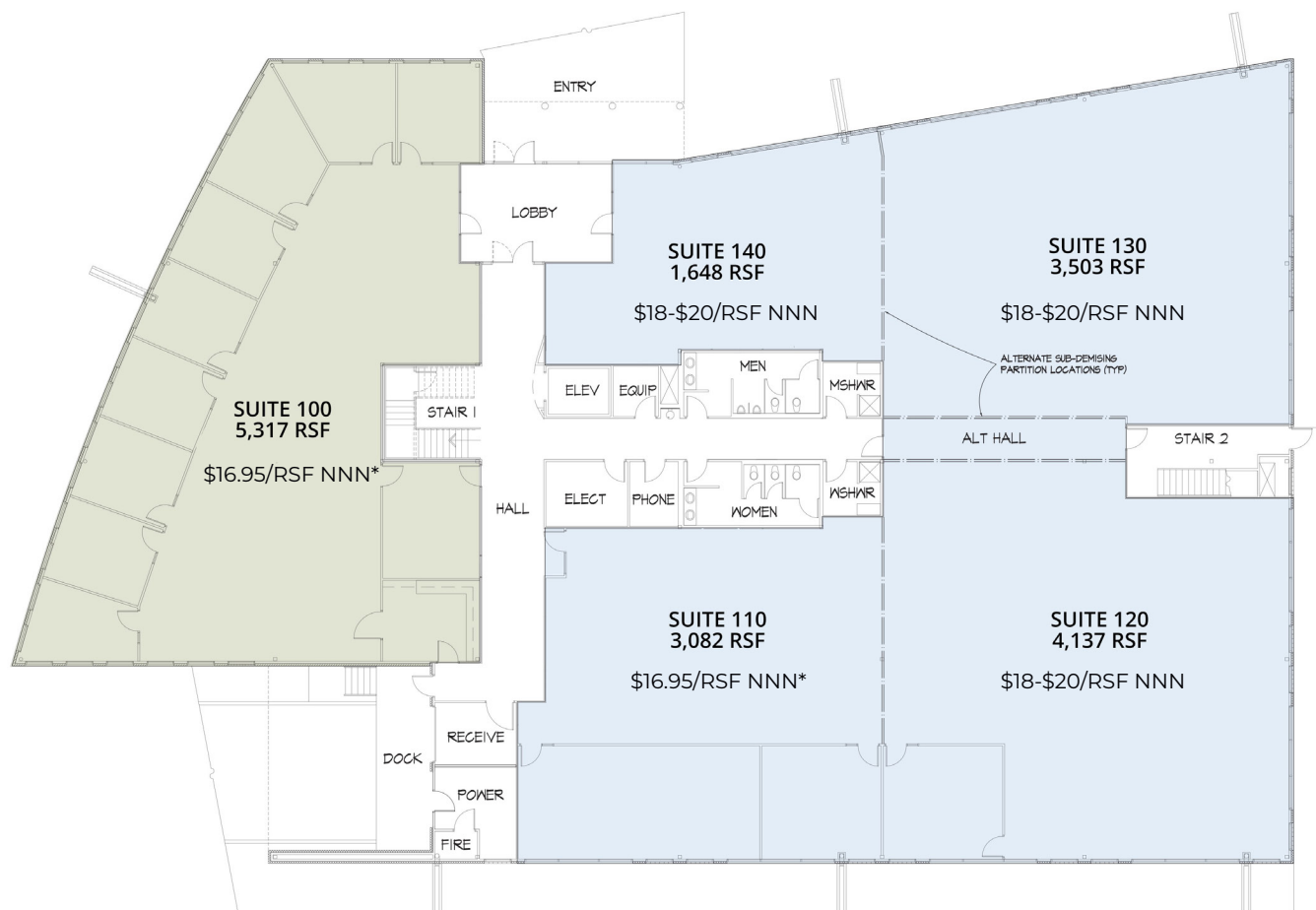
1157 W. CENTURY DRIVE, LOUISVILLE, CO 80027

### PROPERTY FLOOR PLANS

## 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
110+120+130+140	12,518 RSF

Suites may be combined



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PROPERTY FLOOR PLANS



2ND FLOOR



SUITE	RSF
240	1,796 RSF

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





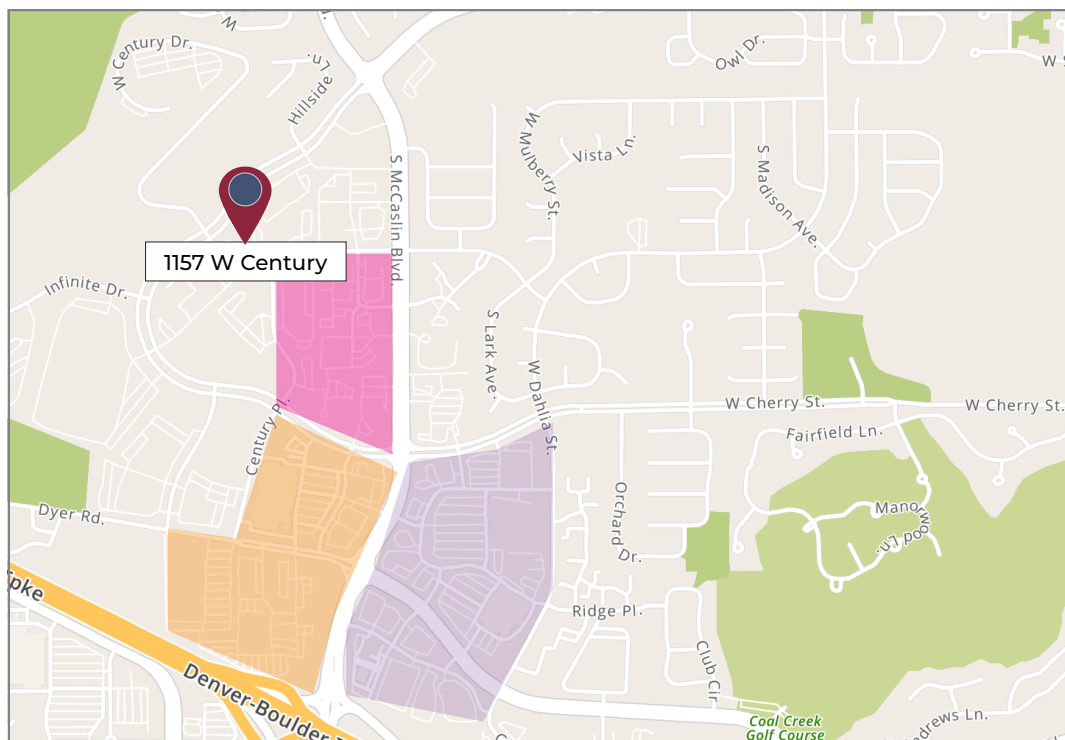
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### PROPERTY LOCATION



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