



TURNKEY OFFICE / WAREHOUSE
WITH LAB SPACE

FOR LEASE

500 S Arthur Ave, Suite 300, Louisville, CO 80027

Nicely finished distribution, manufacturing, lab, and office-warehouse production space in the centrally located Colorado Technology Center, in Louisville. The space offers open office layout, six private offices, breakroom/kitchen, conference room, inventory area, lab or food production space, and open warehouse with drive-in access, and heavy power.

- Move-in Ready Office, Warehouse, & Lab Space
- Three (3) Grade -Level Overhead Loading Doors
- Previously GMP Certified Food/Dietary Production Space
- 16' Clear Height

PROPERTY OVERVIEW

| | |
|-------------------------|---|
| SUITE 300 | 6,966 RSF |
| CONFIGURATION | 50% Office, 30% Lab, and 20% Warehouse As-Built |
| LEASE RATE | \$15.75/RSF NNN |
| EXPENSES (EST) | \$7.79/RSF |
| AVAILABLE | May 1, 2026 |
| BUILDING SIGNAGE | Available |
| PARKING | On-site |
| ZONING | I (Industrial) |

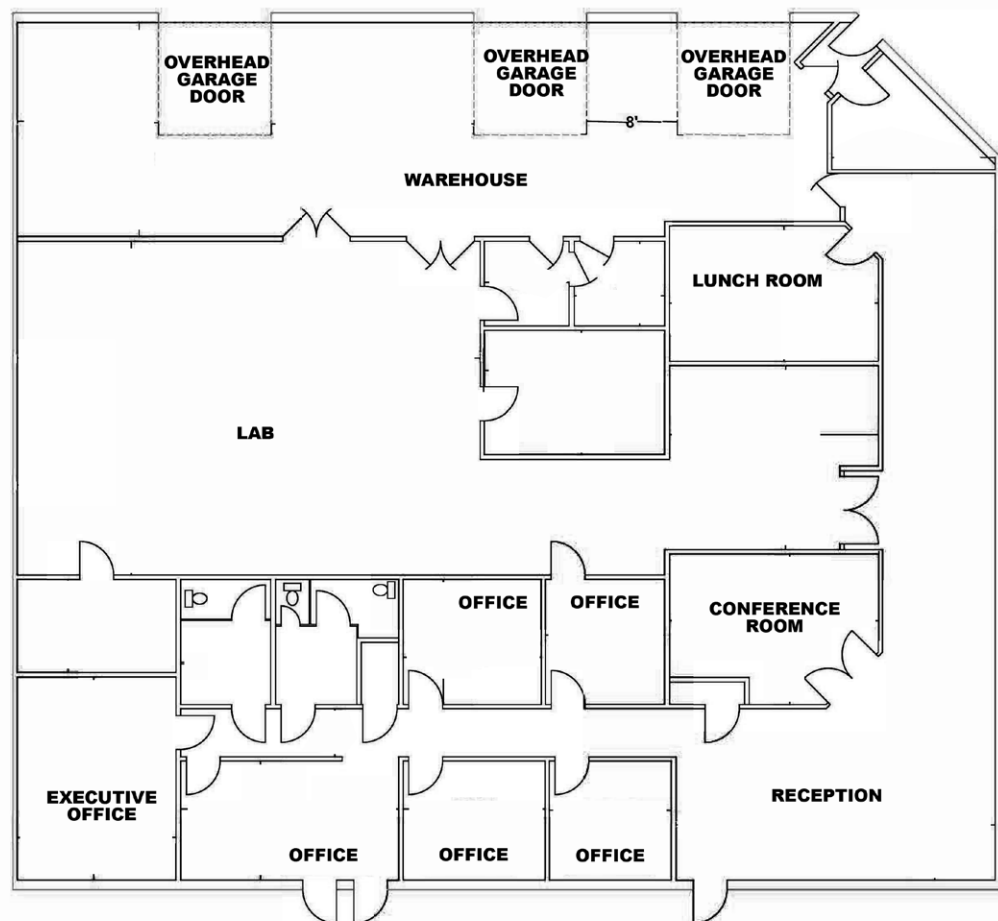
FOR MORE INFORMATION:

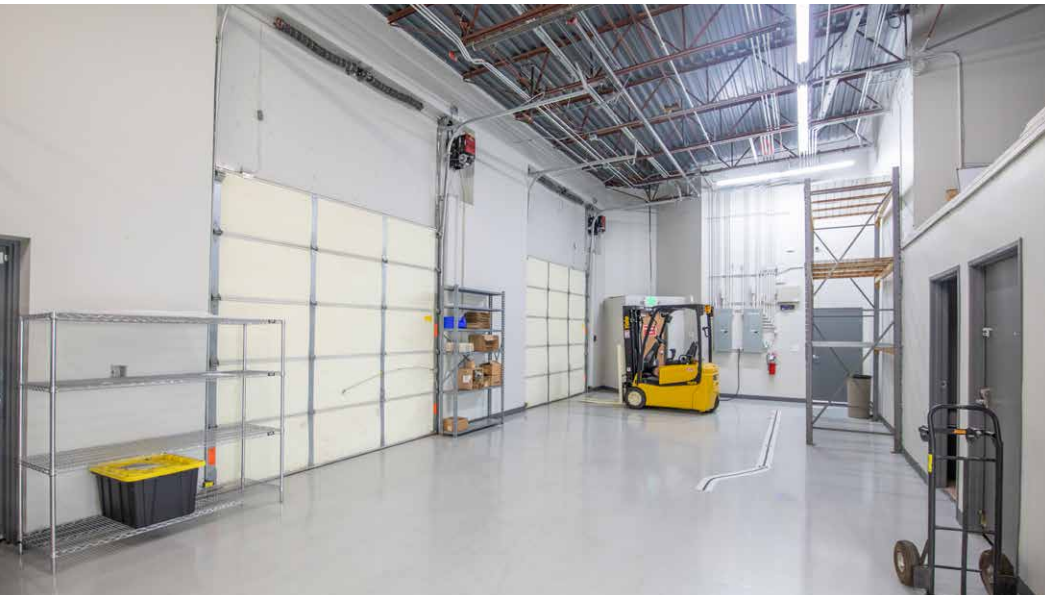


Ashley Overton

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PROPERTY FLOOR PLAN





PROPERTY LOCATION

Explore more in the area.

- 1 Koda CrossFit Iron View
- 2 Colorado Elite Sports Complex
- 3 Izzio Bakery
- 4 The Spot Climbing Gym
- 5 John's Table
- 6 Wildwood Guitars
- 7 Umpqua Feather Merchants
- 8 Summit Integrated Systems

