



THE COLLECTIVE

B U I L D I N G I

199 S. TAYLOR AVE. | LOUISVILLE, CO

OPPORTUNITY TO LEASE OR PURCHASE CLASS A OFFICE/FLEX SPACE
IN THE LOUISVILLE COLORADO TECH CENTER



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EXECUTIVE SUMMARY



Kinsey & Company Commercial Real Estate is pleased to present The Collective I, a premier Class A office/flex opportunity located at 199 S. Taylor Street in Louisville. Completed in 2020, this modern multi-tenant asset totals 37,231 square feet, including mezzanine space, and sits on a 3.17-acre site within one of Boulder County's most desirable and supply-constrained submarkets. The property is offered for sale or for lease, providing exceptional flexibility for owner-users, investors, and tenants.

The Collective I accommodates a wide range of business strategies through three distinct acquisition and occupancy paths: (i) tenants may lease individual suites or multiple contiguous spaces, (ii) users may purchase an office/flex condominium to own and occupy their space, or (iii) buyers may acquire the entire building, occupy available suites, and continue leasing to the existing professional tenant base. Available spaces range from 3,780 to 26,084 square feet, allowing the property to serve both small and expanding organizations.

Designed to a high standard, the building features clear heights of 20'-24', 12' x 12' rear overhead glass doors, polished concrete floors (with upgrade options), and storefront glass glazing with custom signage mounts. Select suites offer turn-key clinical research lab space, while others are delivered as office spec-suites, providing immediate occupancy solutions. Each unit is individually metered for gas and electric, includes separate HVAC systems, and is internet-ready, offering operational efficiency and control for occupants. An abundant 4.1 per 1,000 SF parking ratio, accessible rear loading, and optional security and camera prewire surveillance further enhance functionality. Landscape maintenance is professionally managed by the HOA.

Strategically located, The Collective I offers exceptional regional connectivity with immediate access to I-25, providing a direct commute to downtown Denver, and convenient access to Highway 36, connecting to downtown Boulder. The property also benefits from close proximity to Downtown Louisville, offering nearby dining, retail, and lifestyle amenities that appeal to employees and clients alike.

The building is anchored by a strong roster of professional co-tenancy, including Peak Retirement Planners, Pigler Automation and Tandem Certified Public Accountants, creating a stable and synergistic business environment. With its modern construction, flexible ownership and leasing options, and premier Boulder County location, The Collective I represents a compelling opportunity for users and investors seeking long-term value in a high-demand market.

HIGHLIGHTS

- **Class A building constructed in 2020**
- **For sale or for lease from 1,594 to 26,084 SF (includes mezzanine square footage)**
- **Turn-key clinical research lab space available**
- **Office spec-suites available**
- **Clear heights from 20' to 24'**
- **Spacious 12' x 12' overhead glass doors located at the rear of each unit**
- **Abundant parking ratio of 4.1:1,000 SF**
- **Individually metered gas & electric**
- **Optional security & camera prewire surveillance**
- **Landscape maintained by HOA**
- **Concrete floors with polish upgrades available**
- **Storefront glass glazing with custom company sign mount**
- **Internet ready**
- **Individually metered heating & cooling units**
- **Accessible rear loading for office or office warehouse**
- **Access to I-25, Downtown Denver**
- **Access to Hwy 36, Downtown Boulder**
- **Close proximity to Downtown Louisville and Boulder**
- **Professional co-tenancy consisting of: Peak Retirement Planners, Pigler Automation and Tandem Certified Public Accountants, and Esri**





THE OPTIONS

FOR SALE AND FOR LEASE OPTIONS

1 OPTION 1 – LEASING

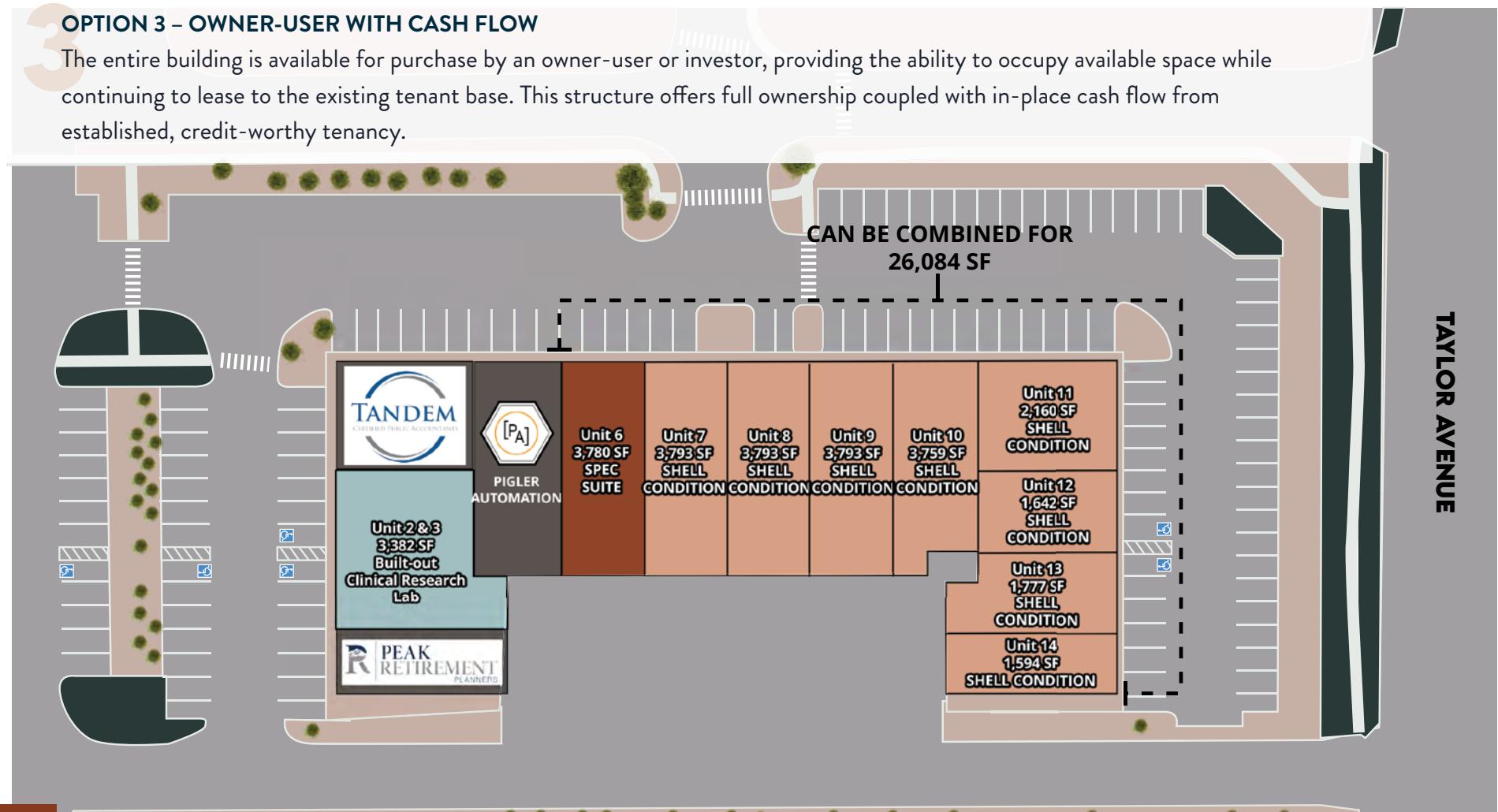
The property provides Class A lease opportunities with immediate occupancy through turn-key spec suites, as well as shell spaces for customized build-outs, all offered at market-competitive rates with or without tenant improvements.

2 OPTION 2 – CONDOMINIUM SALES

Own your office with a streamlined acquisition approach that allows buyers to select either a cost-effective shell space or a fully completed, best-in-class spec suite, delivered turnkey by the seller, minimizing complexity, cost uncertainty, and execution risk.

3 OPTION 3 – OWNER-USER WITH CASH FLOW

The entire building is available for purchase by an owner-user or investor, providing the ability to occupy available space while continuing to lease to the existing tenant base. This structure offers full ownership coupled with in-place cash flow from established, credit-worthy tenancy.



LEASING OPTIONS – PRICING

The Collective offers Class A space with flexible deal structures aligned to tenant objectives, allowing occupants to choose between a cost-effective shell space or a professionally designed build-out delivered in partnership with ownership, with tenant improvement costs incorporated into the rental rate. Supported by ownership's proven track record in office and flex development, tenants can expect a high-quality, turnkey outcome.

Unit 6 is currently a build-out spec-suite with two (2) offices, lobby, conference room, two (2) ADA restrooms, mezzanine and more (see floor plan on the next page).

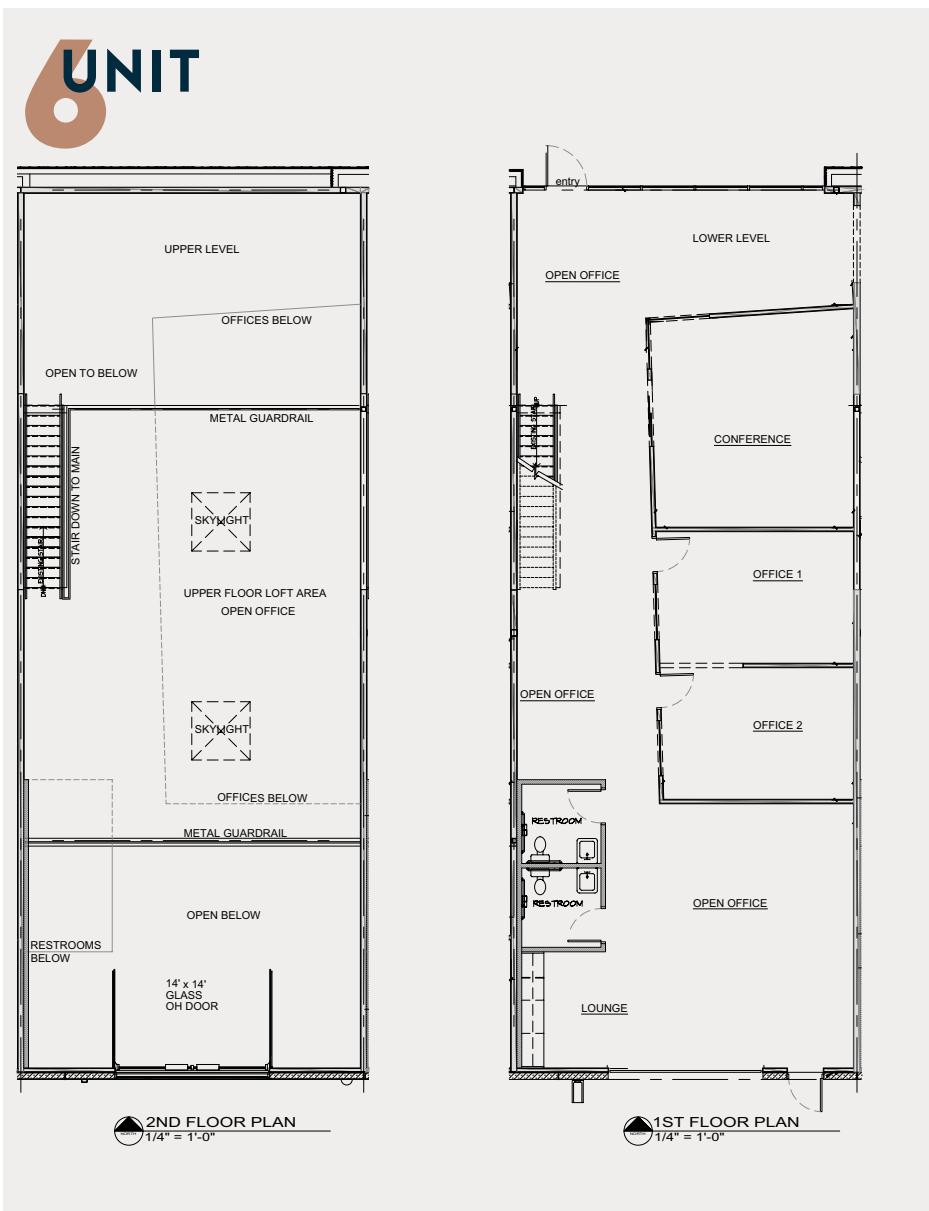
Unit 2 & 3 is currently constructed as a clinical research lab designed for a GMP facility. The lab has a state of the art air flow system, 2 production areas and more (see floor plan on the next page).

Please contact the Listing Broker for additional information.

SHELL DELIVERY - AS-IS STRUCTURE					TENANT ALLOWANCE STRUCTURE				
UNIT	SQFT	BASE RENT/SF	TI/SF	ANNUAL BASE RENT	ANNUAL BASE RENT & EXPENSES	BASE RENT/SF	TI/SF	ANNUAL BASE RENT	ANNUAL BASE RENT & EXPENSES
6*	3,780	\$25.50/SF	\$0.00	\$96,390.00	\$125,949.60	\$25.50/SF	\$70.00	\$96,390.00	\$125,949.60
7	3,793	\$18.00/SF	\$0.00	\$68,274.00	\$97,935.26	\$25.50/SF	\$70.00	\$96,721.50	\$126,382.76
8	3,793	\$18.00/SF	\$0.00	\$68,274.00	\$97,935.26	\$25.50/SF	\$70.00	\$96,721.50	\$126,382.76
9	3,793	\$18.00/SF	\$0.00	\$68,274.00	\$97,935.26	\$25.50/SF	\$70.00	\$96,721.50	\$126,382.76
10	3,759	\$18.00/SF	\$0.00	\$67,662.00	\$97,057.38	\$25.50/SF	\$70.00	\$95,854.50	\$125,249.88
11	2,160	\$22.00/SF	\$0.00	\$47,520.00	\$64,411.20	\$29.00/SF	\$70.00	\$62,640.00	\$79,531.20
12	1,642	\$22.00/SF	\$0.00	\$36,124.00	\$48,964.44	\$29.00/SF	\$70.00	\$47,618.00	\$60,458.44
13	1,770	\$22.00/SF	\$0.00	\$38,940.00	\$52,781.40	\$29.00/SF	\$70.00	\$51,330.00	\$65,171.40
14	1,594	\$22.00/SF	\$0.00	\$35,068.00	\$47,533.08	\$29.00/SF	\$70.00	\$46,226.00	\$58,691.08

*Suite 6 is already built out as a spec-suite.

EXISTING FLOOR PLANS

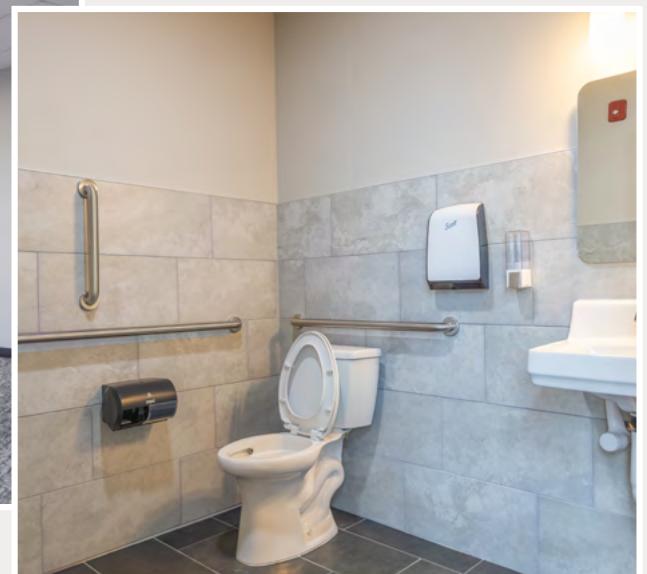
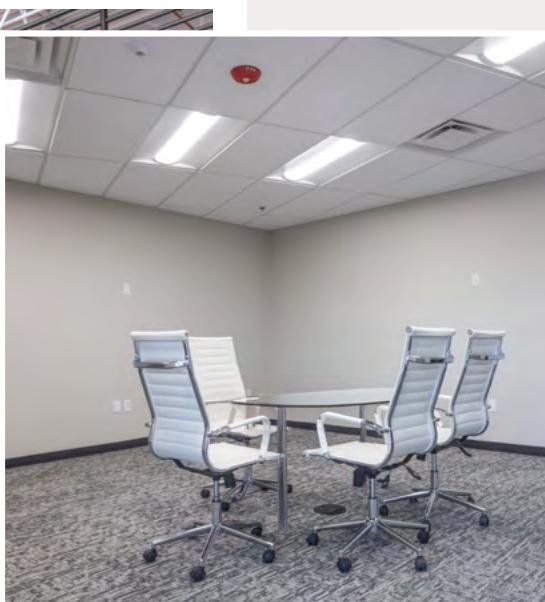


*Suite 6 is already built out as a spec-suite.

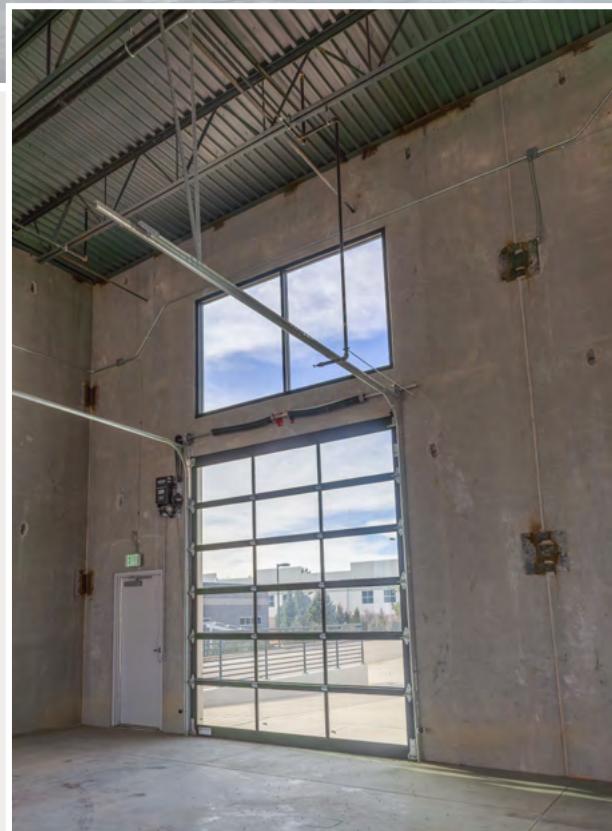


6 EXISTING SPEC SUITE

199 S. TAYLOR AVE. | LOUISVILLE, CO



EXISTING SHELL SPACE



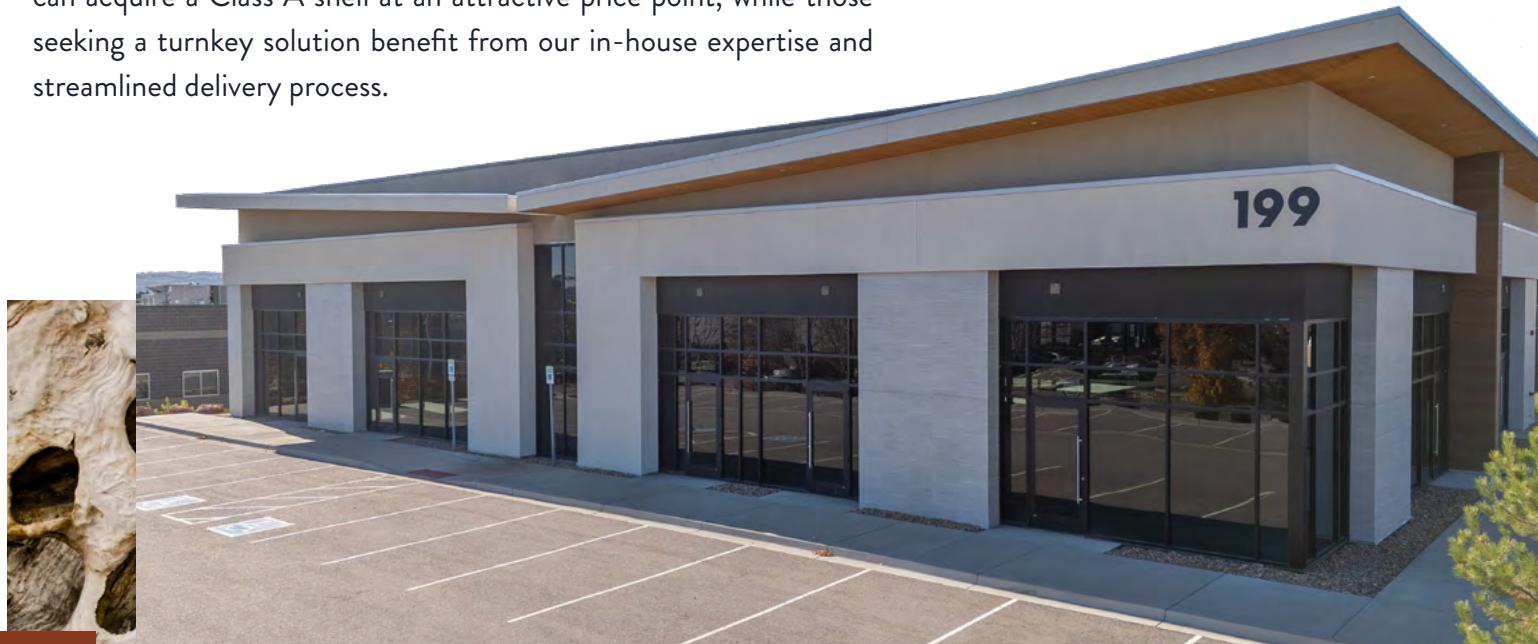
CONDOMINIUM SALES PRICING

Owning commercial real estate is a goal for most growing businesses, yet the realities of ongoing maintenance, vendor coordination, property management, and unpredictable expenses often make traditional ownership feel burdensome.

Condominium ownership eliminates many of these challenges. It delivers the benefits of fee-simple title with significantly reduced operational complexity and far more predictable costs. This makes real estate ownership accessible and affordable for businesses of virtually any size.

What truly sets The Collective apart is our ability to deliver fully customized, move-in-ready spec suites tailored to each buyer's exact requirements. Buyers who prefer to manage their own build-out can acquire a Class A shell at an attractive price point, while those seeking a turnkey solution benefit from our in-house expertise and streamlined delivery process.

UNIT	SQFT	SHELL CONDITION SALE PRICE	SALE PRICE WITH IMPROVEMENTS
6	3,780	\$1,482,923	\$1,482,923
7	3,793	\$1,050,369	\$1,488,023
8	3,793	\$1,050,369	\$1,488,023
9	3,793	\$1,050,369	\$1,488,023
10	3,759	\$1,040,954	\$1,474,685
11	2,160	\$731,077	\$963,692
12	1,642	\$555,754	\$732,584
13	1,770	\$599,077	\$789,692
14	1,594	\$539,508	\$711,169



OWNER-USER WITH CASH FLOW

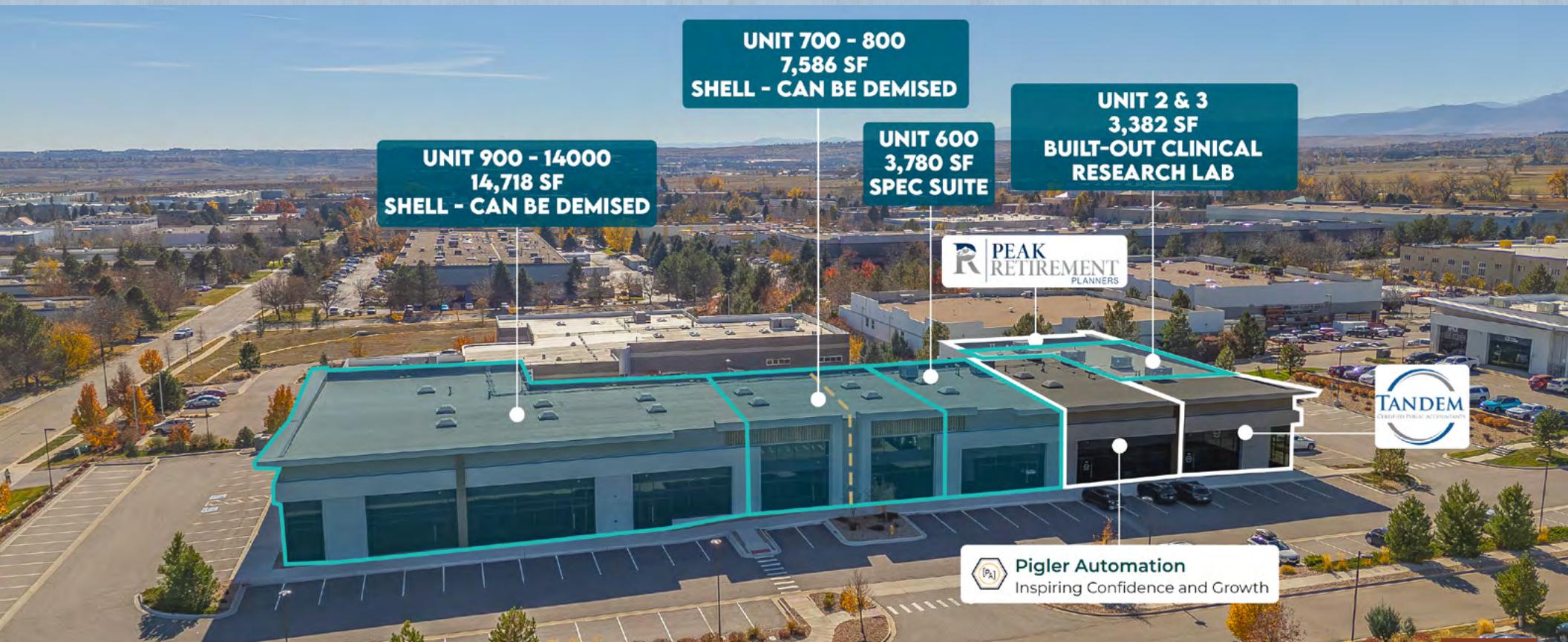
The Collective stands apart as a true Class A asset, not only in its striking high-end design and finishes but also in its proven performance. The property currently hosts a roster of creditworthy professional tenants with leases extending to 2029 through 2032. These in-place leases all have a NNN expense structure, delivering immediate stabilized cash flow from day one of ownership.

With more than 50% of the building currently vacant and available for immediate owner occupancy, the asset aligns perfectly with institutional lending guidelines for owner-user financing. Lenders routinely require that an owner-occupant

control a majority of the square footage; The Collective satisfies this threshold on day one, significantly enhancing debt availability and loan-to-value ratios.

Please contact the Listing Broker to request the rent roll. All prospects interested in viewing the rent roll will be required to execute a non-disclosure agreement

In short, The Collective represents a compelling, low-risk path to ownership for a sophisticated user seeking immediate income, prestige, and long-term cost certainty in one of Louisville's most desirable commercial corridors.





PROPERTY OVERVIEW

PROPERTY OVERVIEW



The Collective is a flex / office development that was constructed in 2020.

Street Address	199 S. Taylor Ave
City	Louisville
State	Colorado
ZIP	80027
Total Square Footage	37,231 (including Mezzanine)
Land Size	3.17 Acres
Building Type	Flex / Class A Office
Number of Tenants	4
Vacant Units	9
Year Built	2020
County	Boulder
Parking Ratio	4.1 : 1,000



PROPERTY PHOTOS



AERIAL



BOULDER

20 MIN
TO BOULDER

LAFAYETTE
LOUISVILLE

36

BROOMFIELD

287

THORNTON

INTERSTATE
25

ARVADA

COMMERCE CITY

GOLDEN

35 MIN
TO DOWNTOWN

DENVER

BRIGHTON

DIA

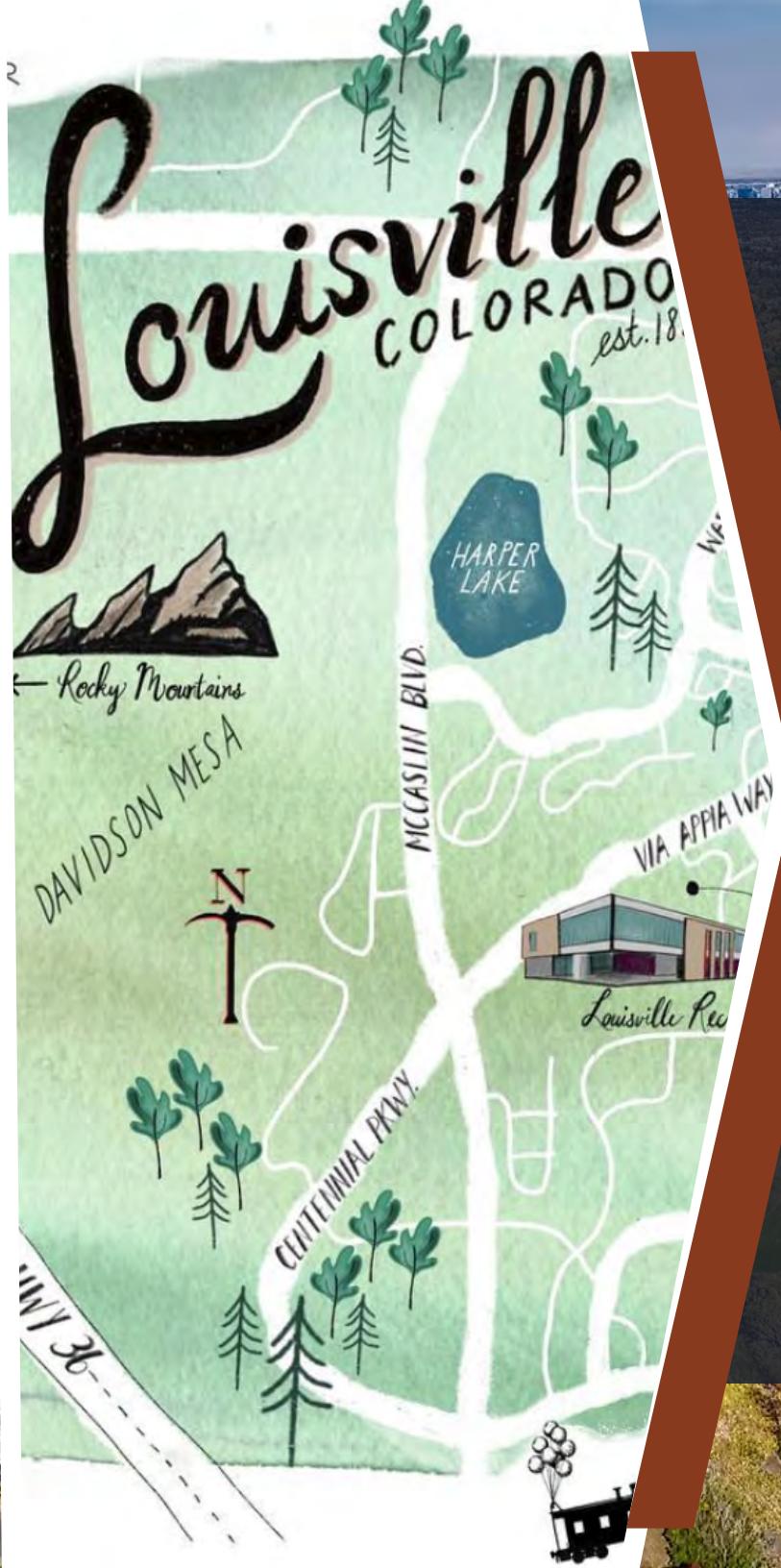
28 MIN
TO DIA

AURORA

AETN



AREA OVERVIEW



LOUISVILLE OVERVIEW

Ideally positioned between Denver and Boulder, Louisville enjoys exceptional proximity to Boulder's world-renowned intellectual capital and research institutions, while benefiting from the deep, diverse, and highly educated workforce of the greater Denver metro area.

Louisville sits at the heart of the U.S. 36 Tech Corridor, the premier innovation artery connecting Denver and Boulder. The city hosts an impressive roster of established industry leaders, including headquarters and major campuses for companies such as Medtronic (Covidien), Sierra Space, Vail Resorts, Gaiam, and numerous fast-growing tech and life-science firms.

The area continues to experience strong development momentum, with notable recent and ongoing projects that include:

- The Village at Downtown Louisville: A vibrant mixed-use redevelopment featuring new retail, dining, and entertainment
- North End: A 90+ acre master-planned community delivering hundreds of new residential units, Class A office space, and integrated retail
- Louisville Tech Center and Colorado Technology Center: Ongoing expansions and modernizations supporting the region's thriving innovation ecosystem
- Superior Marketplace and surrounding developments: Adding significant new retail, hospitality, and residential density just minutes away

COLORADO TECHNOLOGY CENTER



The Colorado Technology Center in Louisville is a premier business environment that has long served as a hub for innovation, professional services, and advanced industry. Spanning hundreds of acres and totaling millions of square feet of developed space, the park supports a diverse mix of office, flex, research, light industrial, and warehouse users, offering companies the scalability and adaptability required to support evolving operational demands.

The Center's strategic positioning enhances its appeal, with immediate access to Boulder and convenient connectivity to Denver and Denver International Airport. Direct access to U.S. 36 and surrounding transportation corridors provides efficient regional mobility, while public transit options, vanpool services, and extensive bike infrastructure further support workforce accessibility.

The area is reinforced by proximity to nationally recognized research and scientific institutions, including the University of Colorado Boulder, National Institute of Standards and Technology, National Oceanic and Atmospheric Administration, and the National Center for Atmospheric Research, fostering a deep and highly educated talent pool. Robust infrastructure, including advanced fiber connectivity and high-capacity utilities, supports mission-critical operations, while Louisville's strong labor base and quality-of-life amenities position the Colorado Technology Center as a compelling location for sustained growth and long-term investment.

AREA RANKINGS

1

HIGHEST RANKING ECONOMY

Colorado, U.S. News & World Report, 2021

1

EDUCATION ATTAINMENT IN COLORADO

Louisville, City of Louisville Economic Development, 2024

1

MOST EDUCATED METRO AREA IN U.S.

Boulder, WalletHub, 2024

1

U.S CITY FOR QUALITY OF LIFE

Boulder, TechBusinessHQ, 2025

2

CLEAN ENERGY PROGRESS

Colorado, American Council for an Energy-Efficient Economy, 2023

4

ECONOMIC OPPORTUNITY

Colorado, U.S. News & World Report, 2025

8

ECONOMIC ACTIVITY IN THE U.S.

Colorado, WalletHub, 2025

DEMOGRAPHICS

KEY FACTS

 61,777
POPULATION

39.7 MEDIAN
AGE

 2.4
AVG.
HOUSEHOLD
SIZE

 \$1B
CONSUMER SPENDING

EDUCATIONAL ATTAINMENT

3%

No High
School
Diploma



9%
High School
Graduate



21%
Some
College



67%
Bachelor's/Grad/
Prof Degree

BUSINESS

 4,662
TOTAL BUSINESSES

 35,428
TOTAL EMPLOYEES

EMPLOYMENT

21%  White Collar

34%  Blue Collar

45%  Services

INCOME

 \$688,632
Median Home Value

 \$135,725
Average Household
Income

Households by Income
Population with >\$50,000 (80%)
Population with >\$100,000 (54%)

Income	Percent
>\$150,000	33%
\$100,000 - \$150,000	21%
\$50,000 - \$100,000	27%
<\$50,000	19%





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