

REDUCED INTRODUCTORY RATE

MEDICAL / OFFICE SPACE FOR LEASE

317 W. South Boulder Road
Louisville, CO 80027

PROPERTY HIGHLIGHTS

This move-in ready suite is excellent for medical or quasi-medical users, including general practice, massage, medical spa, chiropractic, acupuncturist, or general office use. The current layout consists of three exam/treatment rooms with sinks, a large reception/administrative area, an in-suite restroom, and a kitchenette. A current lease is in place through September of 2024, but a new tenant can occupy sooner if needed. Access is available via South Boulder Road, and numerous amenities are nearby. Take a look at this well-maintained, single-story medical/office building with elegant and modern finishes throughout the common areas.

Suite 1	1,098 RSF
Timing	10/1/2024
Lease Rate	\$15.00/RSF NNN (Introductory Rate)
Expenses (Est)	\$15.26/RSF (includes utilities/janitorial)
Parking	Ample on-site
Zoning	AO - Administrative Office



Near bike path



On bus route



Near restaurants



Next to park



On-site parking



Handicap accessible

FOR
MORE
INFORMATION

Micah Loeb
Senior Commercial Broker
303.449.2131 ext 127
micah@coloradogroup.com



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

MEDICAL / OFFICE SPACE FOR LEASE

317 W. South Boulder Road, Louisville, CO 80027



PROPERTY PHOTOS



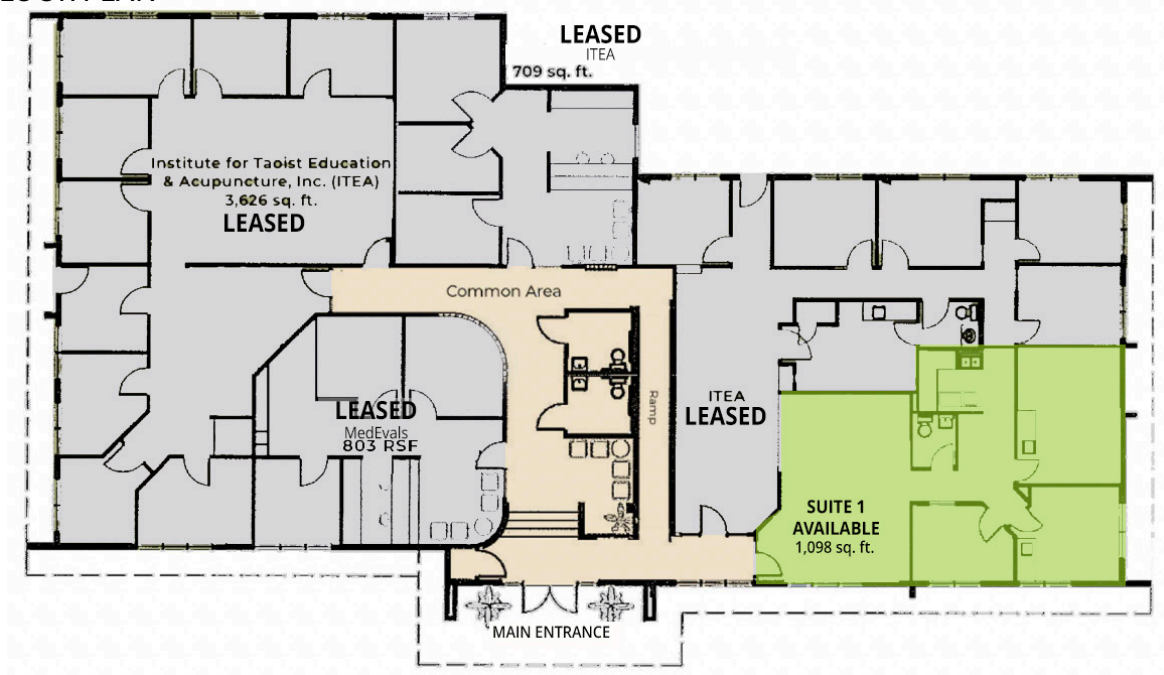
For a complete disclaimer, please see page one of this brochure.

MEDICAL / OFFICE SPACE FOR LEASE

317 W. South Boulder Road, Louisville, CO 80027



PROPERTY FLOOR PLAN



PROPERTY LOCATION



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