

# FOR SALE OR FOR LEASE

FLEX | OFFICE

101 S Taylor Avenue  
Louisville, CO 80027



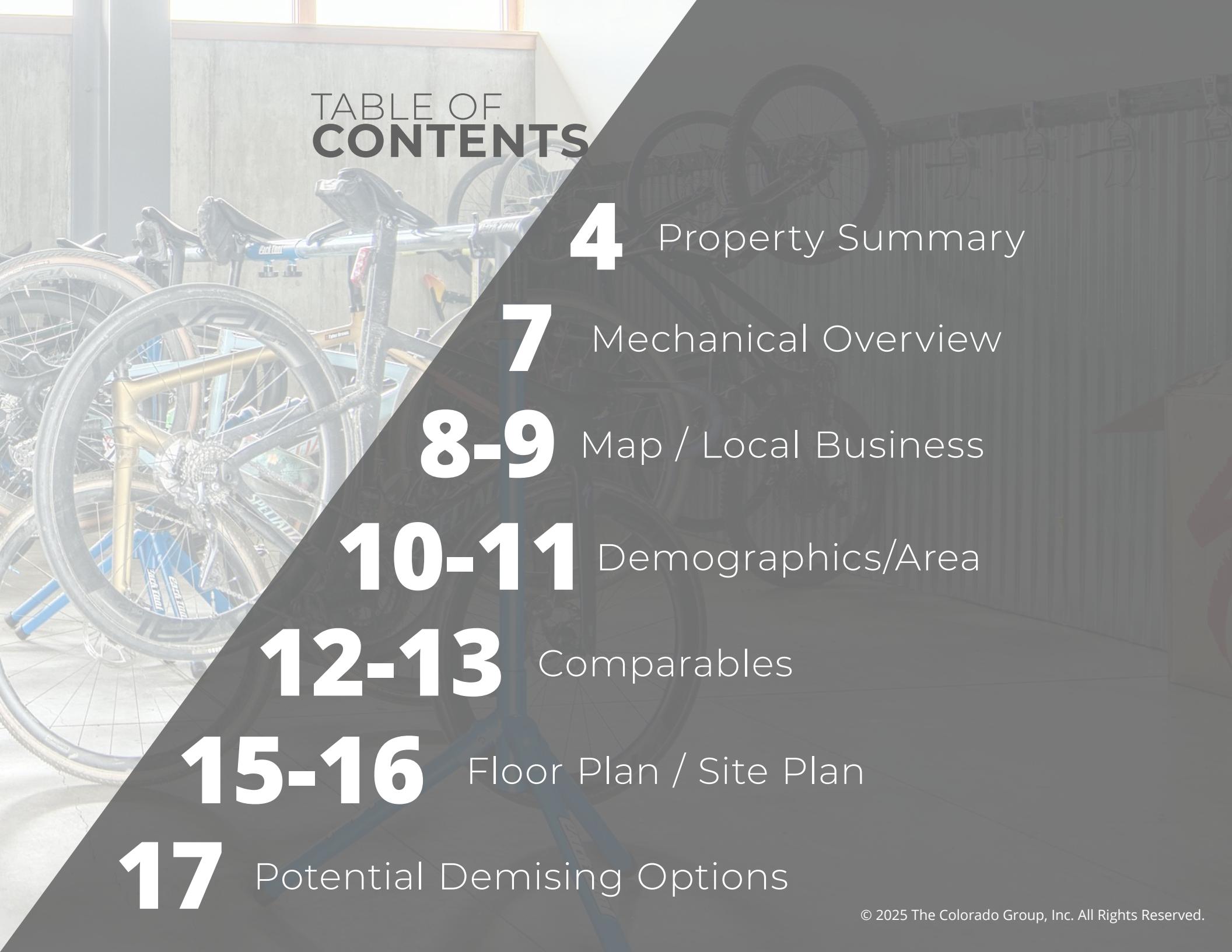
Colorado  
Group

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## PROPERTY SUMMARY

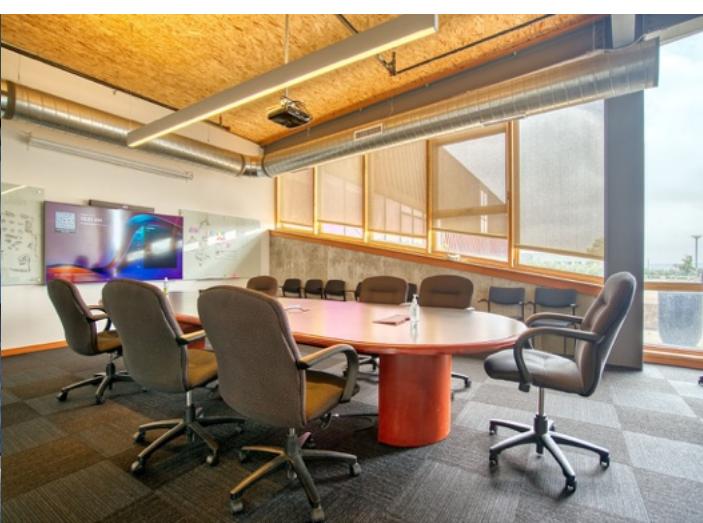
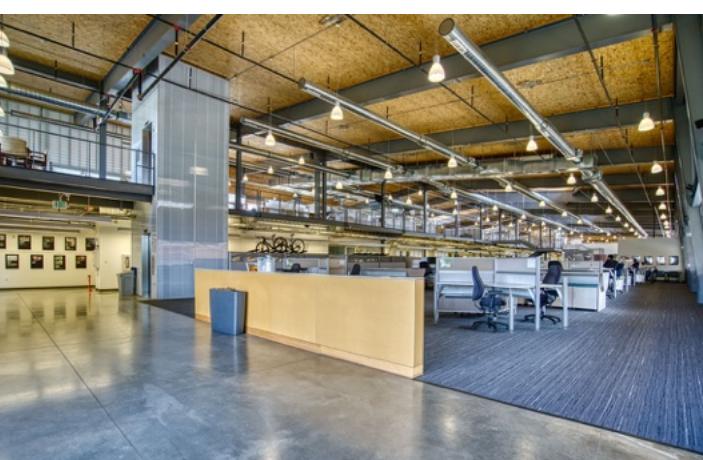
101 S. Taylor Avenue presents a rare and exceptional opportunity to acquire a high-quality, meticulously maintained 56,054-square-foot commercial property in one of Boulder County's most sought-after and dynamic business corridors. Situated within the prestigious Colorado Technology Center, the property provides outstanding access to Highway 36, Northwest Parkway, and the broader Denver/Boulder metro area. This prime location is ideal for a variety of users, including office, research and development, light industrial, or flexible space operations.

The building boasts versatile floor plans, thoughtfully designed layouts, and abundant on-site parking, making it highly adaptable for both single-tenant and multi-tenant configurations. Businesses benefit from Louisville's strong pro-business climate, a deep and skilled labor pool, and proximity to major technology employers. In addition, the surrounding area is rich in lifestyle amenities, including scenic trails, top-rated restaurants, and popular craft breweries. Strategically positioned in a supply-constrained submarket, 101 S. Taylor Avenue is exceptionally well-located for long-term value, growth, and stability.

<b>SALE PRICE</b>	\$14,013,500 (\$250/SF)
<b>PROPERTY ADDRESS</b>	101 S Taylor Avenue Louisville, CO
<b>EXPENSES (Estimate)</b>	\$43,252.39/Month
<b>COUNTY</b>	Boulder
<b>SQUARE FOOTAGE</b>	55,570 SF
<b>LAND SIZE</b>	7.96 Acres
<b>DEVELOPABLE LAND</b>	Estimated 11k SF Addition
<b>PROPERTY TAXES</b>	\$424,292.76/Year (per BC assessor)
<b>Y.O.C.</b>	2014
<b>PARKING</b>	85+ On-site Spaces
<b>AVAILABLE</b>	Q4 2025
<b>POWER</b>	3-Phase, 120/208v/800-1000 amp
<b>CEILING HEIGHT</b>	12'-24'

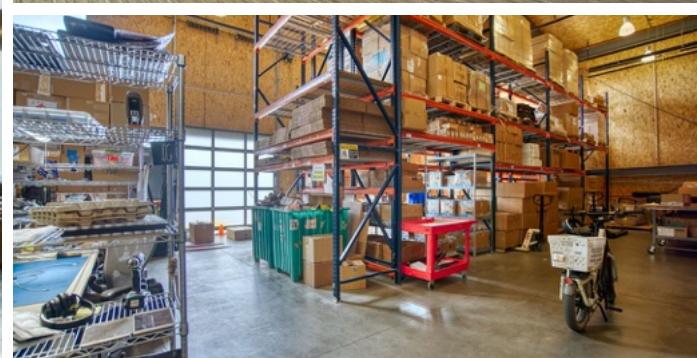
<b>TOTAL LEASABLE</b>	55,570 RSF
<b>SUITE 1</b>	49,978 RSF
<b>SUITE 2</b>	5,772 RSF
<b>LEASE RATE</b>	\$17.50/RSF NNN
<b>EXPENSES (Estimate)</b>	\$9.34/RSF





# HIGHLIGHTS

- Locker rooms with showers
- Elevator
- Indoor bike wash & storage
- 1 grade-level loading door
- Ample on-site parking
- Near biking / hiking
- Fitness area
- Excellent access to Hwy 36 & Northwest Parkway
- Near prominent tech companies



# MECHANICAL OVERVIEW / INTERIOR FINISHES

## Elevators



A single elevator with a 2,000-pound capacity is located on the west side building. It provides service to both the first and second floors. The control panel is equipped with illuminated push-button floor indicators, an alarm button, and an emergency stop button, ensuring accessible, efficient, and secure vertical transportation for building occupants and visitors.

## Fire / Life Safety



There are a total of 11 fire extinguishers located throughout the entire building, with 8 on the first floor and 3 on the second. All fire safety equipment, including extinguishers and alarms, will continue to be inspected and professionally serviced through the sale of the building to ensure full compliance and operational readiness.

## Heating and Cooling



The entire building, including the warehouse, is heated and cooled by a centralized heating and air conditioning system featuring gas-fired heating units and a forced air delivery method. A total of 5 rooftop HVAC units support the system, ensuring consistent climate control throughout the facility. This setup provides reliable, energy-efficient, and evenly distributed temperature management year-round for all operational areas. All rooftop units are serviced 2x per year and were installed in 2014.

## Security



There is pathway and wiring ready for key card security access already established. The building will be ready for card reader install for the new owner. All windows are equipped with glass breaks and all doors contain sensors. All systems will be left behind and continuously inspected.

## Roof



- Core 10 steel roof
- Partial membrane roof over lobby
- Installed in 2014

## Electrical



The building's electrical service is rated at 1,000 amps and 208 volts at the main distribution panel. Breaker panels dedicated to lighting and power controls are strategically located within the warehouse/lab area. The property is configured with a single electrical service and is individually metered for accurate monitoring. This robust electrical infrastructure supports flexible operations, ensuring reliable, efficient, and safe power distribution throughout the facility.

## Utilities



Utilities for the property are provided by municipal and commercial sources. Water and sewer services are supplied by the City of Louisville, ensuring reliable infrastructure access. Electricity is provided by Xcel Energy, delivering efficient power for operations. Trash services are provided by Eco-Cycle.

## Walls



Interior walls are steel stud, metal framed, drywall interiors.

Exterior walls are patina metal standing seam metal siding.

## Loading Doors



Two grade level doors, one located in warehouse and one located in auditorium area.

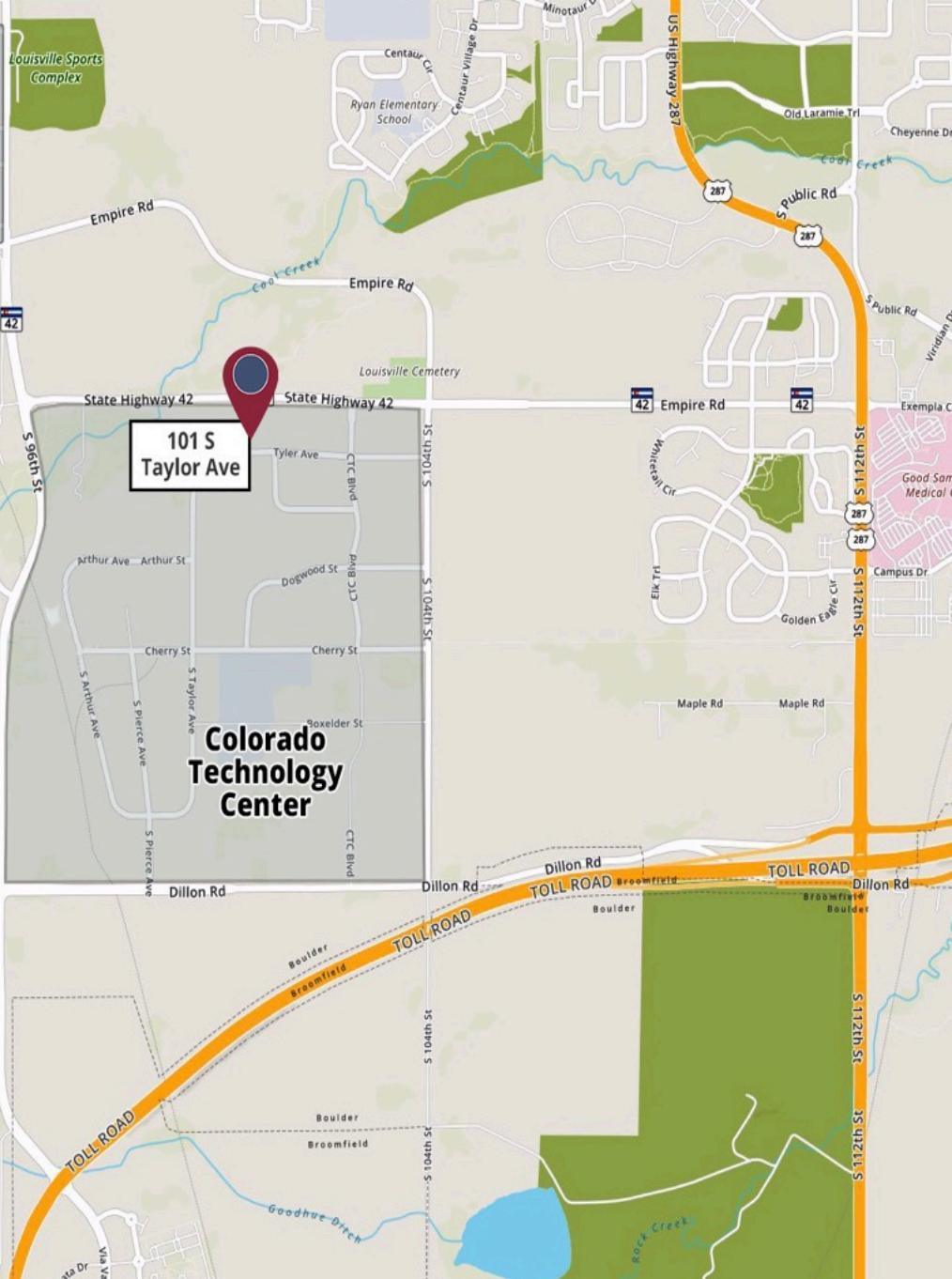
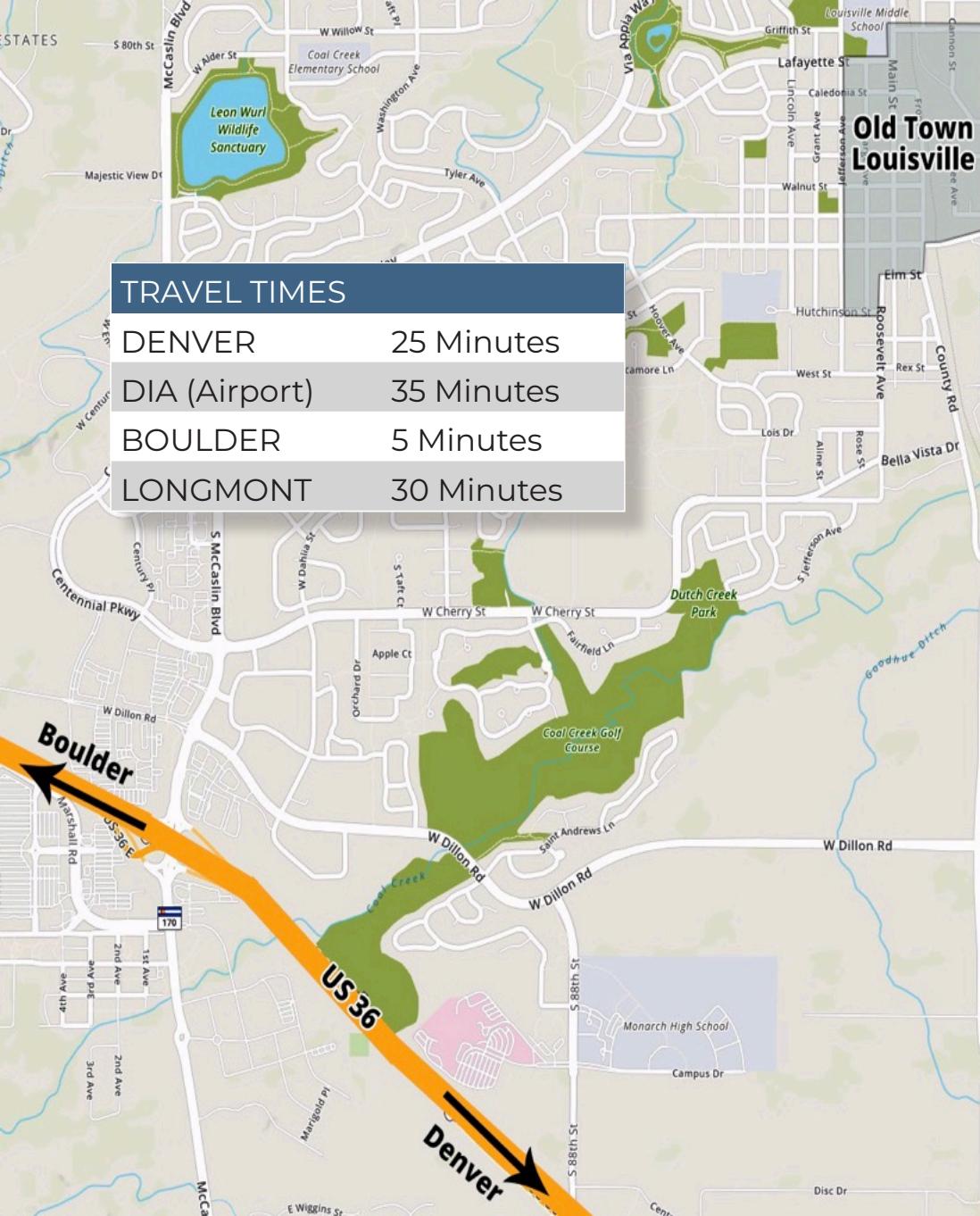
## Restrooms



There are eight total restrooms throughout the building. There are two locker rooms and a total of four restrooms on the first floor. The second floor contains two restrooms. The locker room is equipped with open lockers and showers.

## TRAVEL TIMES

DENVER	25 Minutes
DIA (Airport)	35 Minutes
BOULDER	5 Minutes
LONGMONT	30 Minutes



Denver  
International Airport  
**35**  
minutes



# Downtown Boulder

## 5 minutes



# Hiking/Biking Trails

## 5 minutes



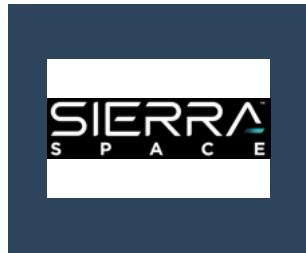
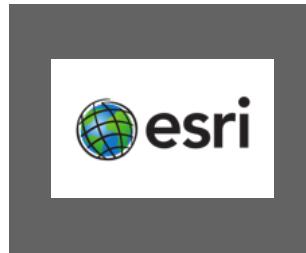
# Downtown Denver

## 25

minutes

## LOCAL COMPANIES

Surrounding Companies in The Colorado Tech Center - Louisville, Colorado play a vital role in fostering local economic growth, innovation, and community collaboration within the vibrant Boulder tech and business ecosystem.



# DEMOGRAPHIC SUMMARY



## POPULATION

2 MILE RADIUS

**10,872**

5 MILE RADIUS

**82,124**

10 MILE RADIUS

**295,122**



## EMPLOYEES

2 MILE RADIUS

**7,000**

5 MILE RADIUS

**20,000**

10 MILE RADIUS

**50,000**



## AVERAGE HOUSEHOLD INCOME

2 MILE RADIUS

**\$135,557**

5 MILE RADIUS

**\$120,725**

10 MILE RADIUS

**\$126,428**





## COLORADO TECHNOLOGY CENTER



**The Colorado Technology Center (CTC) in Louisville is one of the region's most established and versatile business parks,** designed to support companies across a wide range of industries. Encompassing more than 400 acres, the CTC offers a mix of office, light industrial, laboratory, manufacturing, and warehouse space, providing businesses with the flexibility to expand and adapt as operational needs evolve.

Its location is a key differentiator. Situated just minutes from Boulder and within easy reach of Denver and Denver International Airport, the CTC provides excellent connectivity to both regional and global markets. Access to U.S. 36 and other major highways ensures efficient distribution and commuting options, while RTD bus service, vanpool programs, and bike-friendly connections support diverse transportation needs.

Businesses also benefit from proximity to leading research and innovation centers, including the University of Colorado Boulder, NIST, NOAA, and NCAR, creating opportunities for collaboration and talent recruitment. Modern infrastructure—ranging from fiber-optic connectivity to high-capacity utilities—enhances operational efficiency. Combined with Louisville's strong workforce base and high quality of life, the CTC remains a strategic location for companies seeking long-term growth and stability.

# COMPARABLE SALES

**SOLD**



## 465 S Pierce Louisville

<b>SF</b>	14,200 SF
<b>SALE PRICE</b>	\$3,200,000
<b>\$/SF</b>	\$225.35
<b>TIMING</b>	Q1 2025



## 405 S Pierce Louisville

<b>SF</b>	14,850 SF
<b>SALE PRICE</b>	\$3,550,000
<b>\$/SF</b>	\$239.06
<b>TIMING</b>	Q1 2025



## 1797 Boxelder St Louisville

<b>SF</b>	32,000 SF
<b>SALE PRICE</b>	\$5,720,000
<b>\$/SF</b>	\$178.75
<b>TIMING</b>	Q2 2025



## 1350/1452 96th St Louisville

<b>SF</b>	198,700 SF
<b>SALE PRICE</b>	\$49,500,000
<b>\$/SF</b>	\$249.12
<b>TIMING</b>	Q4 2024



## 573 S Arthur Ave Louisville

<b>SF</b>	7,744 SF
<b>SALE PRICE</b>	\$1,600,000
<b>\$/SF</b>	\$206.61
<b>TIMING</b>	Q2 2023



## 413 S Arthur Ave Louisville

<b>SF</b>	21,072 SF
<b>SALE PRICE</b>	\$4,100,000
<b>\$/SF</b>	\$194.57
<b>TIMING</b>	Q2 2023



## 405 S Pierce Louisville

<b>SF</b>	14,850 SF
<b>SALE PRICE</b>	\$3,850,000
<b>\$/SF</b>	\$259.36
<b>TIMING</b>	Q3 2023



# COMPARABLE SALES

## ON THE MARKET



### 517 S Arthur Ave Louisville

<b>SF</b>	16,294 SF
<b>SALE PRICE</b>	\$4,500,000
<b>\$/SF</b>	\$275.00



### 573 S Arthur Ave Louisville

<b>SF</b>	7,744 SF
<b>SALE PRICE</b>	\$2,200,000
<b>\$/SF</b>	\$284.00



### 1400-1420 Overlook Dr Lafayette

<b>SF</b>	+/-28,800 SF
<b>SALE PRICE</b>	\$6,000,000
<b>\$/SF</b>	\$208.00



### 1460 Overlook Dr Lafayette

<b>SF</b>	56,185 SF
<b>SALE PRICE</b>	\$12,500,000
<b>\$/SF</b>	\$222.48



### 1751 Panorama Point Lafayette

<b>SF</b>	29,020 SF
<b>SALE PRICE</b>	\$5,200,00
<b>\$/SF</b>	\$179.00



### 1363 Horizon Ave Lafayette

<b>SF</b>	15,570 SF
<b>SALE PRICE</b>	\$3,650,000
<b>\$/SF</b>	\$234.00

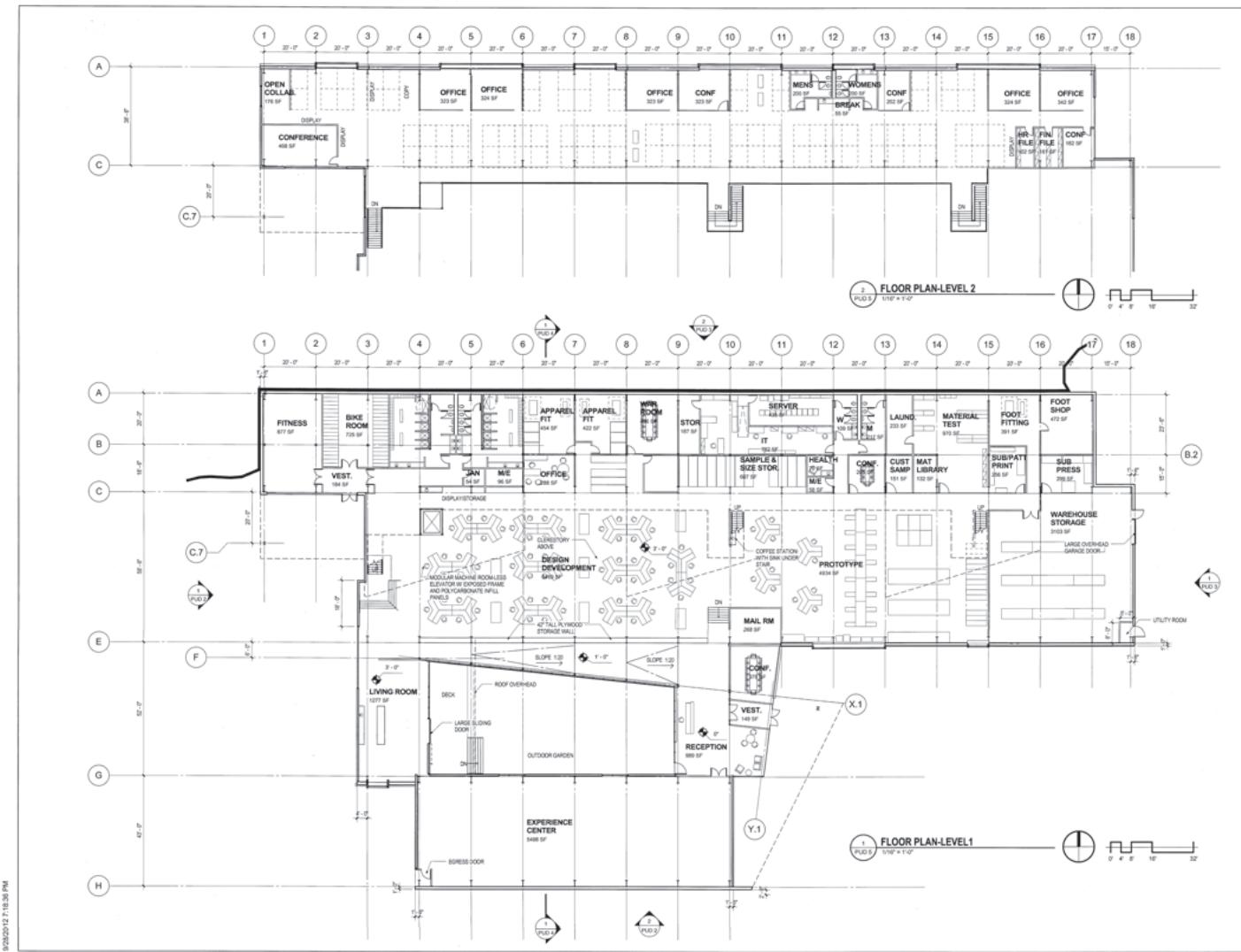


Office Building in CTC

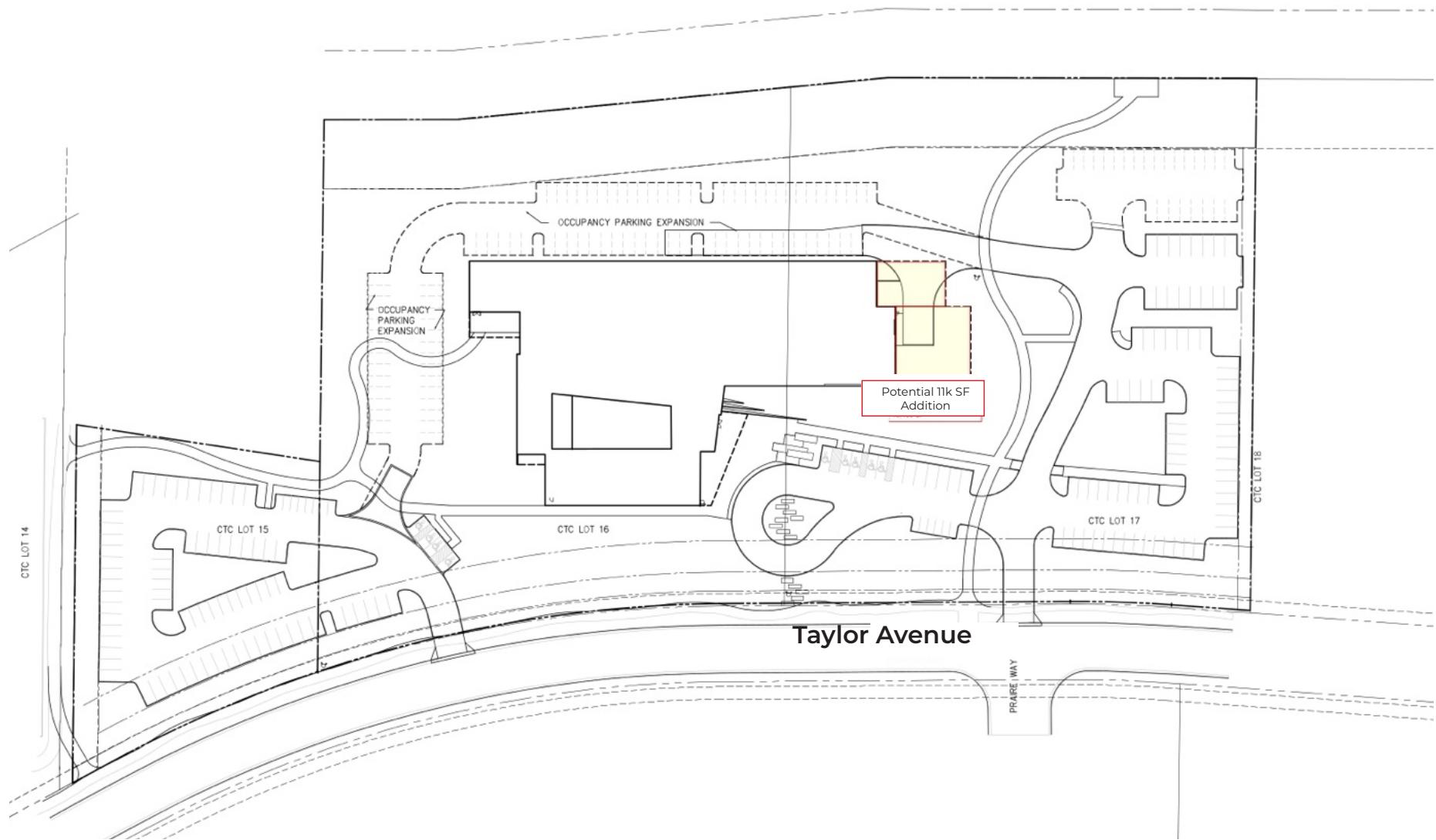


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# PROPERTY FLOOR PLAN

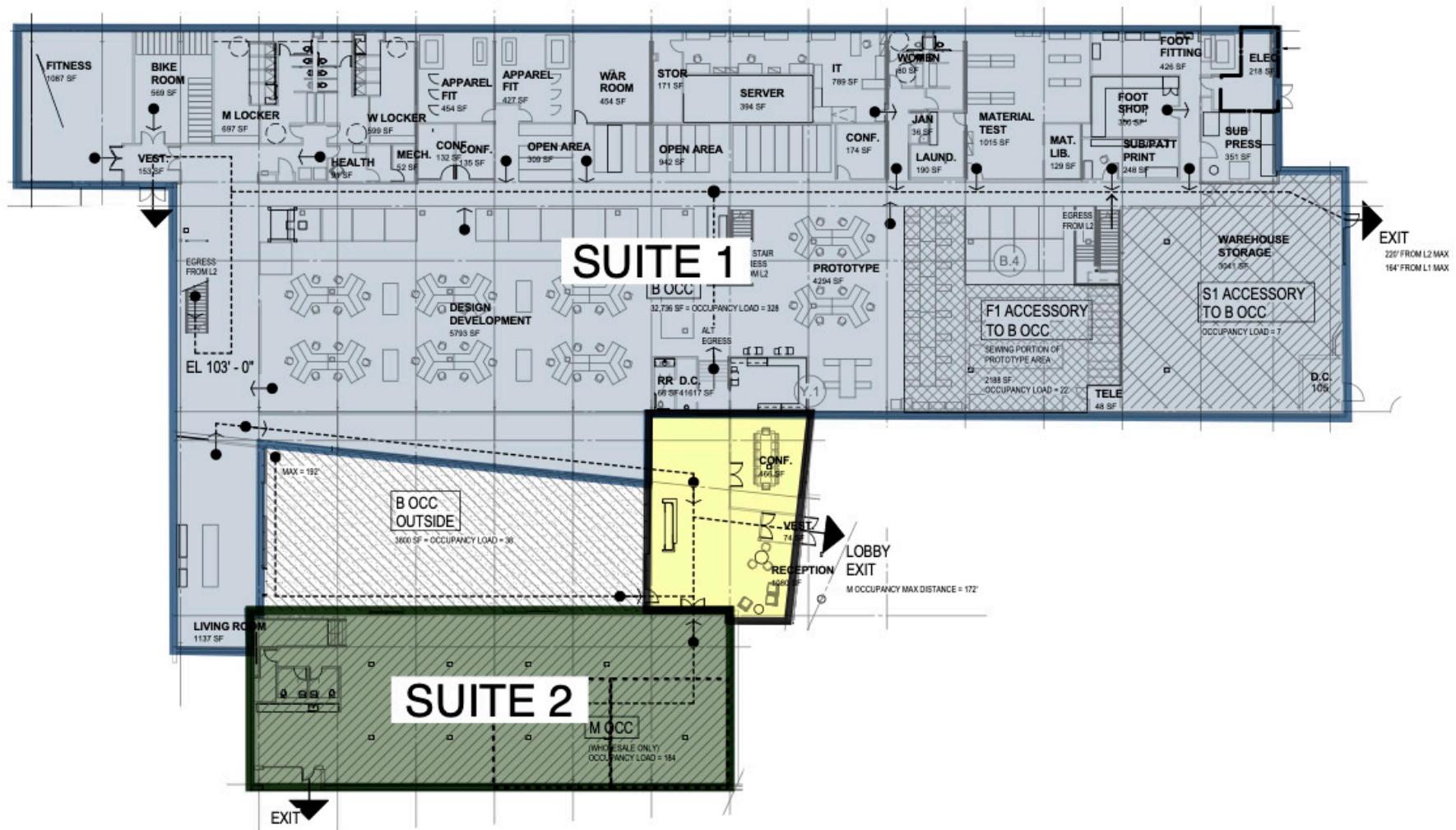


# PROPERTY SITE PLAN



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# PROPERTY POTENTIAL DEMISING OPTIONS



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