



THE COLLECTIVE

B U I L D I N G I I

183 S. TAYLOR AVE., STE 155 | LOUISVILLE, CO

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



FOR SALE OR FOR LEASE



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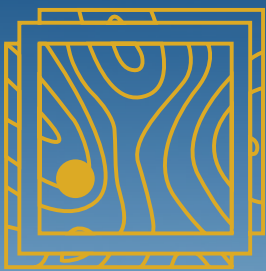
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AREA
OVERVIEW

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EXECUTIVE SUMMARY



THE COLLECTIVE BUILDING II

183 S. TAYLOR AVE., STE 155 | LOUISVILLE, CO

Kinsey & Company Commercial Real Estate is pleased to present Suite 155 at The Collective II, a premier Class A office/flex condominium opportunity located at 183 S. Taylor Avenue in Louisville, Colorado. Completed in 2020, this modern flex/office asset totals 8,239 square feet and is offered for sale or for lease, providing exceptional flexibility for owner-users and tenants alike.

Suite 155 is thoughtfully designed to accommodate a wide range of business uses, featuring two oversized 14' x 14' overhead doors, storefront glass glazing with custom signage mounts, and a ceiling height of 20'. The suite's existing build-out includes thirteen private offices, three conference rooms, a lobby, spacious exposed ceilings, a kitchen and seating area, open central workstation area, two multi-stall restrooms, and multiple storage rooms — delivering a fully functional, move-in-ready environment for professional and flex users. Each unit within the building is individually metered for gas and electric, includes a separate HVAC system, and is internet-ready, offering operational efficiency and control for the occupant. An abundant 4.1 per 1,000 SF parking ratio and accessible rear loading further enhance functionality, while landscape maintenance is professionally managed by the HOA.

Strategically located within the Colorado Technology Center, The Collective II offers exceptional regional connectivity with immediate access to Highway 36 and convenient proximity to both Downtown Boulder (20 minutes) and Downtown Denver (35 minutes). The property 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 Boulder Valley Neurology, Roots & Branches Integrative Health Care, DELVE DEEPER Media Agency, and ESRI, creating a stable and synergistic business environment. With its modern construction, flexible ownership and leasing options, and premier Boulder County location, Suite 155 at The Collective II represents a compelling opportunity for users seeking long-term value in one of Colorado's most desirable and supply-constrained submarkets.

HIGHLIGHTS

- **Beautiful finishes with:**
 - Lobby
 - Spacious exposed ceilings
 - Thirteen (13) offices
 - Three (3) conference rooms
 - Kitchen and seating area
 - Two (2) multi-stall restrooms
 - Two (2) 14' x 14' overhead doors
 - Open central workstation area
 - Multiple storage rooms
- **Well maintained owners association that simplifies property ownership**
- **Class A building constructed in 2020**
- **Storefront glass glazing with custom company sign mount**
- **Ceiling height of 20'**
- **Abundant parking ratio of 4.1:1,000 SF**
- **Close proximity to Downtown Louisville and Boulder**
- **Professional co-tenancy consisting of: Boulder Valley Neurology, Roots & Branches Integrative Health Care, DELVE DEEPER Media Agency and ESRI**
- **Professional co-tenant/owners that consist of medical uses, professional offices and more**



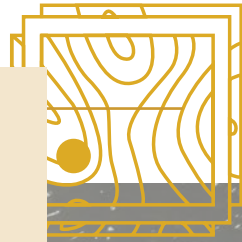


PROPERTY OVERVIEW

PROPERTY OVERVIEW

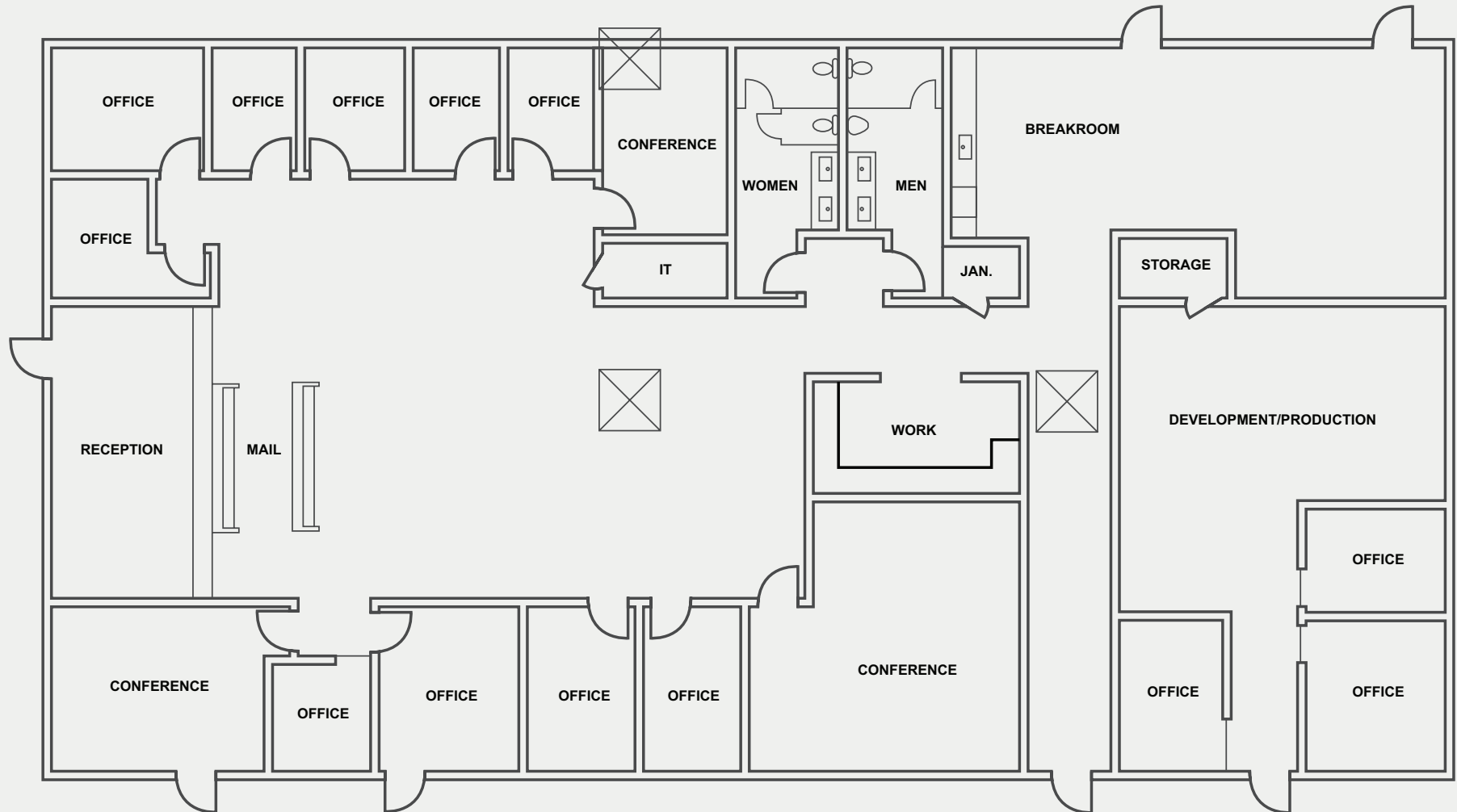
The Collective is a flex / office development that was constructed in 2020.

| | |
|--|------------------------------|
| Street Address | 183 S. Taylor Ave, Suite 155 |
| City | Louisville |
| State | Colorado |
| ZIP | 80027 |
| Total Square Footage | 8,239 |
| Sale Price | \$3,200,000 |
| Leasing Price | \$26.00/SF NNN |
| NNNs | \$14.10/SF |
| 2025 Property Taxes Due in 2026 | \$47,452.78 |

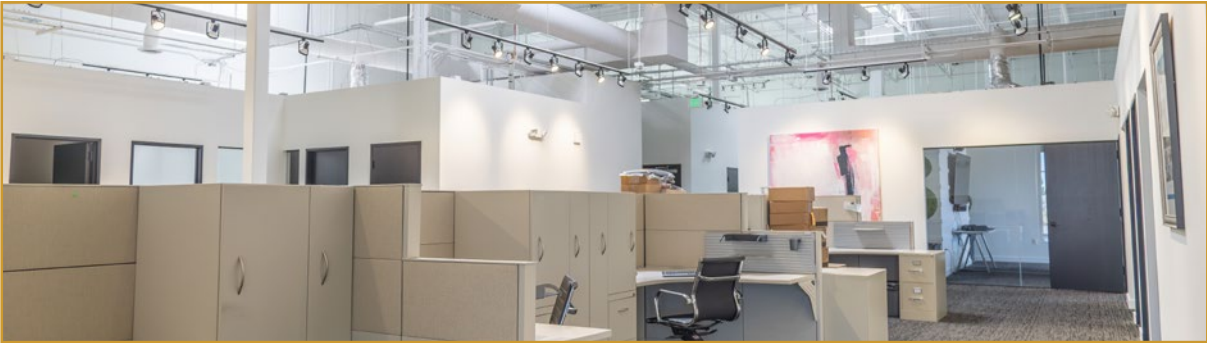


EXISTING FLOOR PLAN

SUITE 155



PROPERTY INTERIOR PHOTOS



PROPERTY PHOTOS

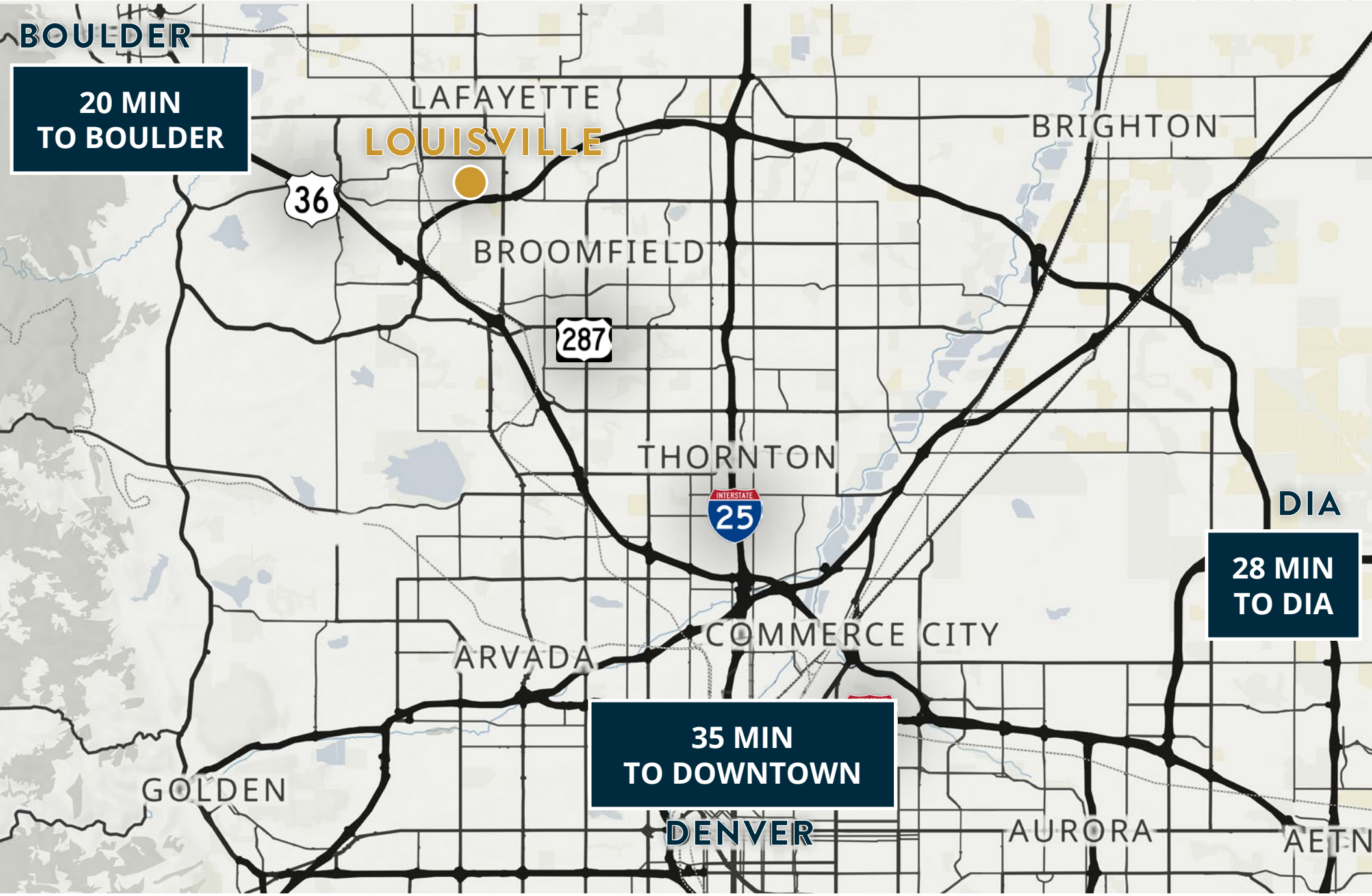


AERIAL



BOULDER

**20 MIN
TO BOULDER**

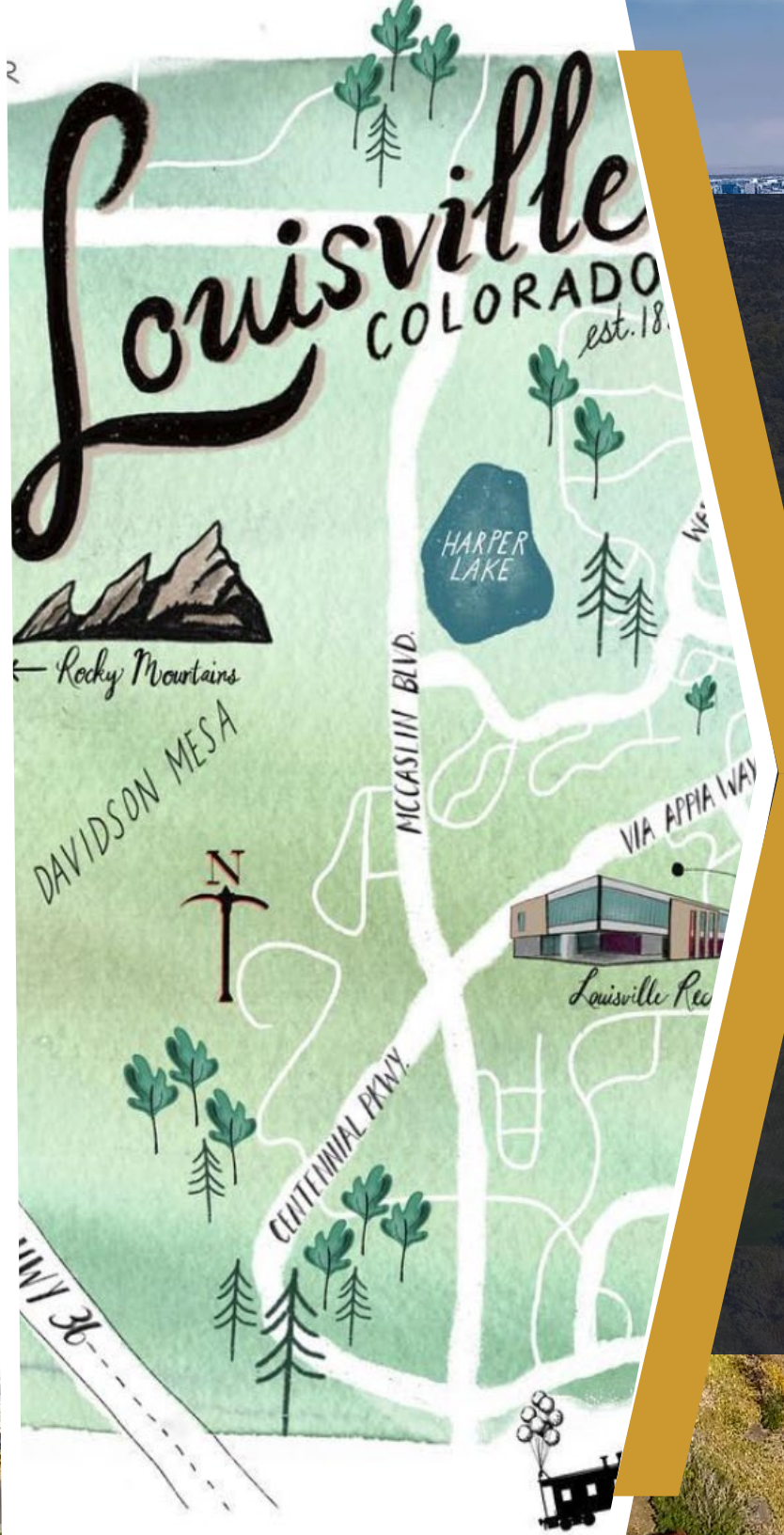


**28 MIN
TO DIA**

**35 MIN
TO DOWNTOWN**

An aerial photograph of a modern commercial building with a flat roof and large glass windows. The building is partially obscured by a large, dark blue, semi-transparent geometric overlay that covers the right side and bottom of the image. The text 'AREA OVERVIEW' is centered in white, bold, sans-serif font within a rectangular area of the overlay. In the bottom left corner, there are two overlapping geometric shapes: a yellow triangle pointing upwards and a white triangle pointing downwards. The background shows a clear blue sky and a flat, open landscape in the distance.

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



111,510
POPULATION



38.2
MEDIAN
AGE



2.5
AVG.
HOUSEHOLD
SIZE

\$1.7B
CONSUMER SPENDING

EDUCATIONAL ATTAINMENT



8%
No High
School
Diploma



18%
High School
Graduate



33%
Some
College



41%
Bachelor's/Grad/
Prof Degree

BUSINESS



5,231
TOTAL BUSINESSES



51,596
TOTAL EMPLOYEES

EMPLOYMENT



INCOME



\$472,904
Median Home Value



\$115,719
Average Household
Income

Households by Income

Population with >\$50,000 (76%)
Population with >\$100,000 (45%)

| Income | Percent |
|-----------------------|---------|
| >\$150,000 | 25% |
| \$100,000 - \$150,000 | 20% |
| \$50,000 - \$100,000 | 31% |
| <\$50,000 | 24% |





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