



FOR SALE OR LEASE

980 W Dillon

980 W Dillon Road
Louisville, CO 80027

NEWMARK



980 W Dillon Property Summary

FOR SALE OR LEASE

980 W Dillon, Louisville, CO

Newmark, as the exclusive agent for the landlord, is pleased to present 980 W Dillon Road, a prominent two-story office building totaling 6,826 square feet. Located within the highly desirable Louisville area along U.S.36, 980 W Dillon is flexible for a variety of office, medical and retail occupants. Its prime location provides visibility and access to McCaslin Boulevard and US 36.

The building was originally developed as a bank in 2000 and renovated in 2020 for office use. The covered bank teller canopies remain offering patient discharge for medical use or covered parking spaces. The property features a 2nd floor patio with amazing mountain views offering occupants desirable outdoor space.

The site at the interchange of US 36 and McCaslin Boulevard is surrounded by numerous residential communities, retail amenities, hotels and offices. The site is across the street from the planned University of Colorado housing development at the former Cinebarre. The building is vacant, making this property immediately available for a buyer or tenant that would like to take advantage of this high-visibility site.

COMMENTS:

- Good visibility and access to McCaslin Boulevard and US 36
- Former bank and existing office with covered drive-thru
- 2nd floor deck with western views
- Walking distance to numerous amenities
- Freestanding office, retail or medical opportunity
- Available now

PROPERTY INFORMATION

Address	980 W Dillon Road, Louisville, CO 80027
Year Built	2000
Year Renovated	2020
Traffic Counts	US 36 (84,000 AADT) McCaslin Boulevard (27,000 AADT)
Zoning	P-C (Planned Community Commercial) Louisville
Number of Parking Spaces	Approximately 50 spaces
Real Estate Taxes	\$19,998 (\$2.93/SF)

ASKING PRICE:

\$2,800,000 (\$410/SF)

ASKING RENT:

\$24.00/SF NNN

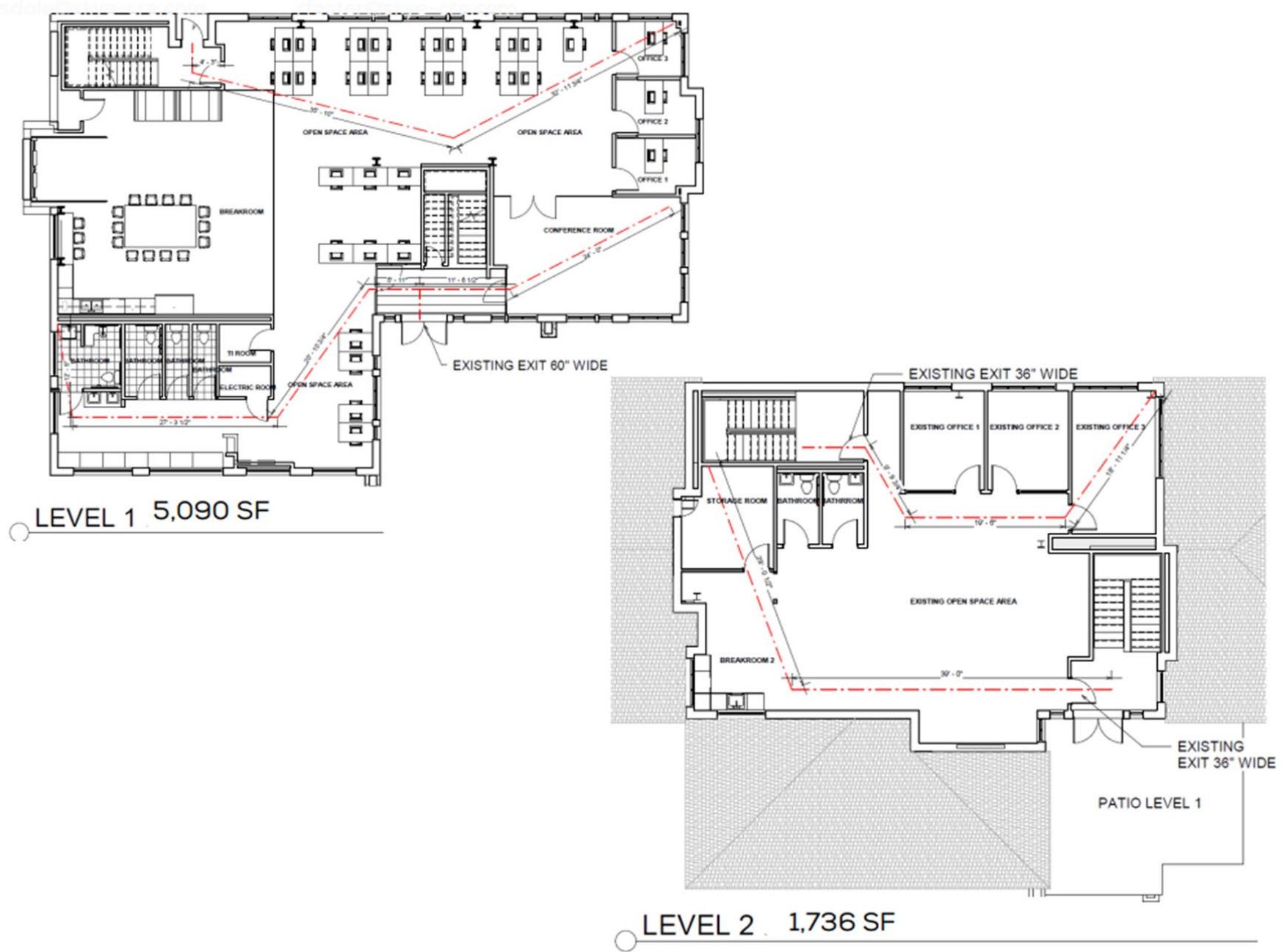
AVAILABLE SPACE

1st Floor: 5,090 SF
2nd Floor: 1,736 SF
Total: 6,826 SF

Aerial Map



Floor Plans



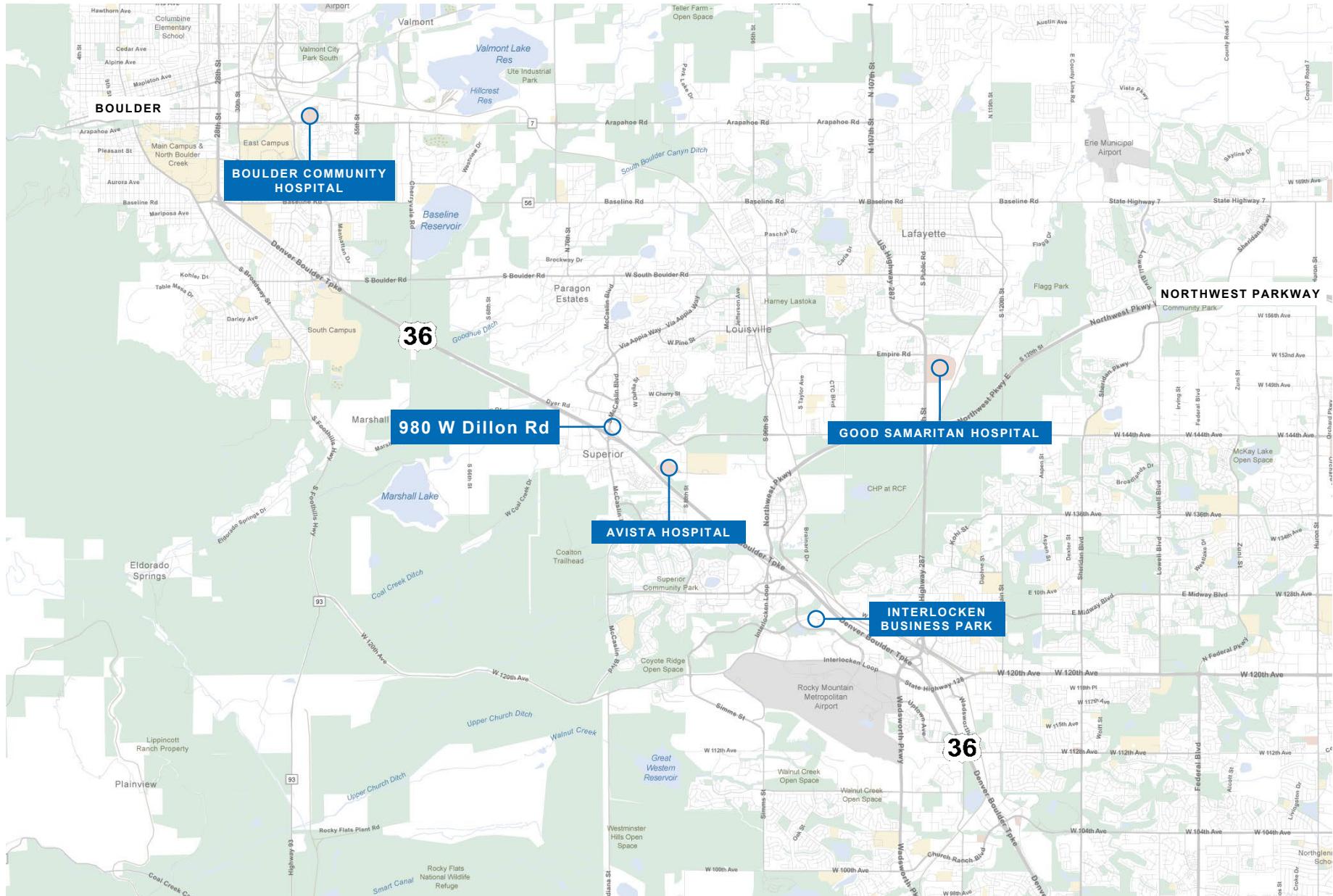
Property Photos



Property Photos



Property Location





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