

Click for  
**VIRTUAL  
TOUR**

APPROXIMATELY 2,978 SF  
OF CLASS "A" OFFICE SPACE



**RE/MAX ELEVATE**

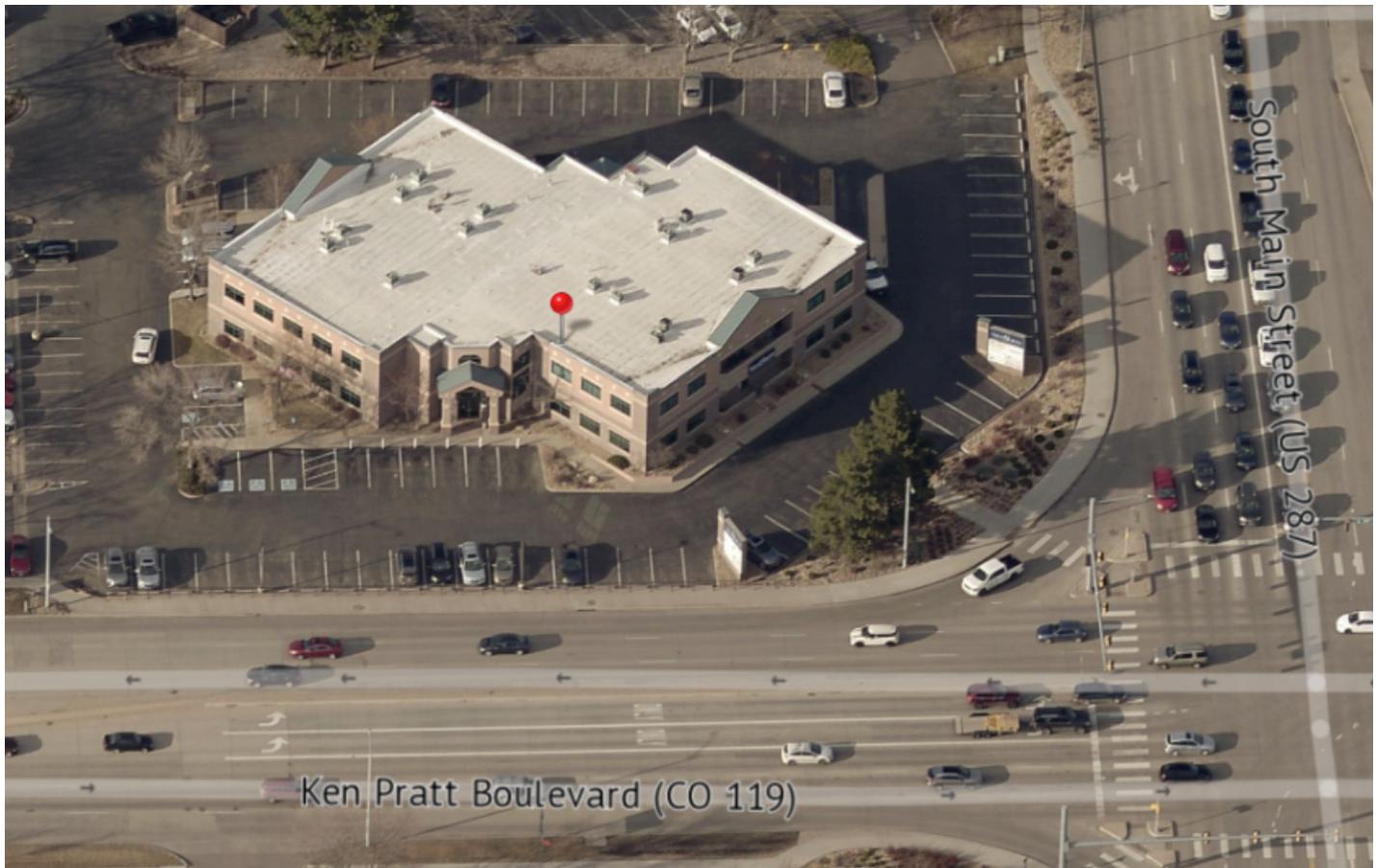
**KEITH KANEMOTO, SIOR**  
Broker Associate

keith@kanemoto.com

**724 Main Street | Louisville, CO 80027**

[WWW.KANEMOTO.COM](http://WWW.KANEMOTO.COM)

Each Office Independently Owned and Operated.



## Property Summary

Lease Rate:	\$14.00 SF/yr (NNN)
2025 Triple Nets:	\$10.36 PSF
Available SF:	2,978 SF
Building SF:	25,517
Lot Size:	64,643 SF
County:	Boulder
Zoning:	Mixed Use Corridor

## Property Overview

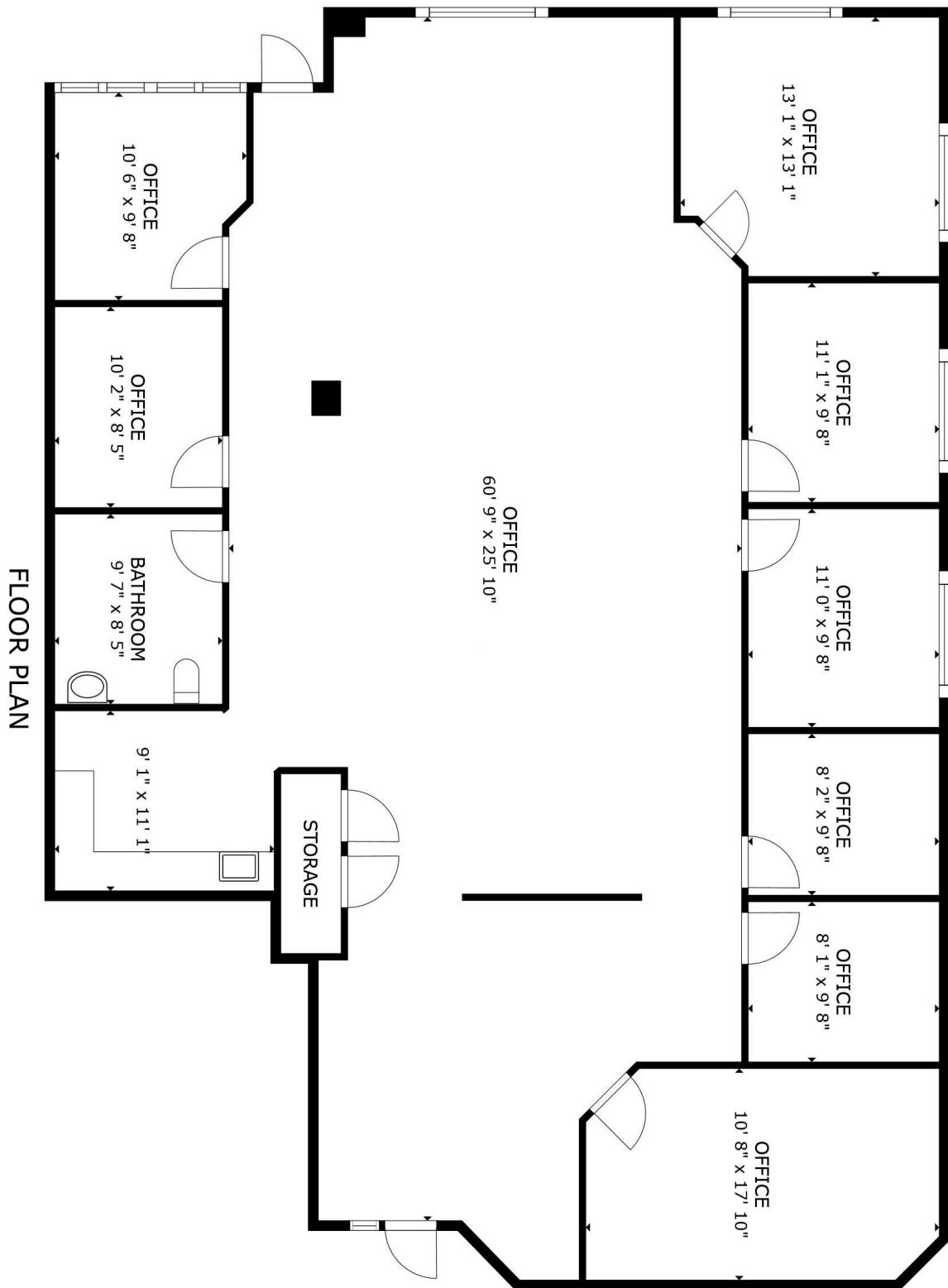
Great office space opportunity at the corner of South Main Street and Ken Pratt Boulevard. This 2,978 square foot space was previously home to a law firm and most recently home to Express Employment. The space consists of a reception area, 8 private offices, many with west facing windows, bullpen space, a conference room, private in suite restroom, and kitchenette. Signage opportunities exist on two large monument signs on Ken Pratt and South Main Street. Join Crest Insurance, Westec Construction, Altitude Physical Therapy, Elevations Credit Union Loan Department, and others at 275 South Main Street. This location is close to all amenities, including Whole Foods, Safeway, FirstBank and much, much more. Do not miss out on this opportunity! not miss out on this opportunity!

## Virtual Tour

<https://rem.ax/275SMAIN200>

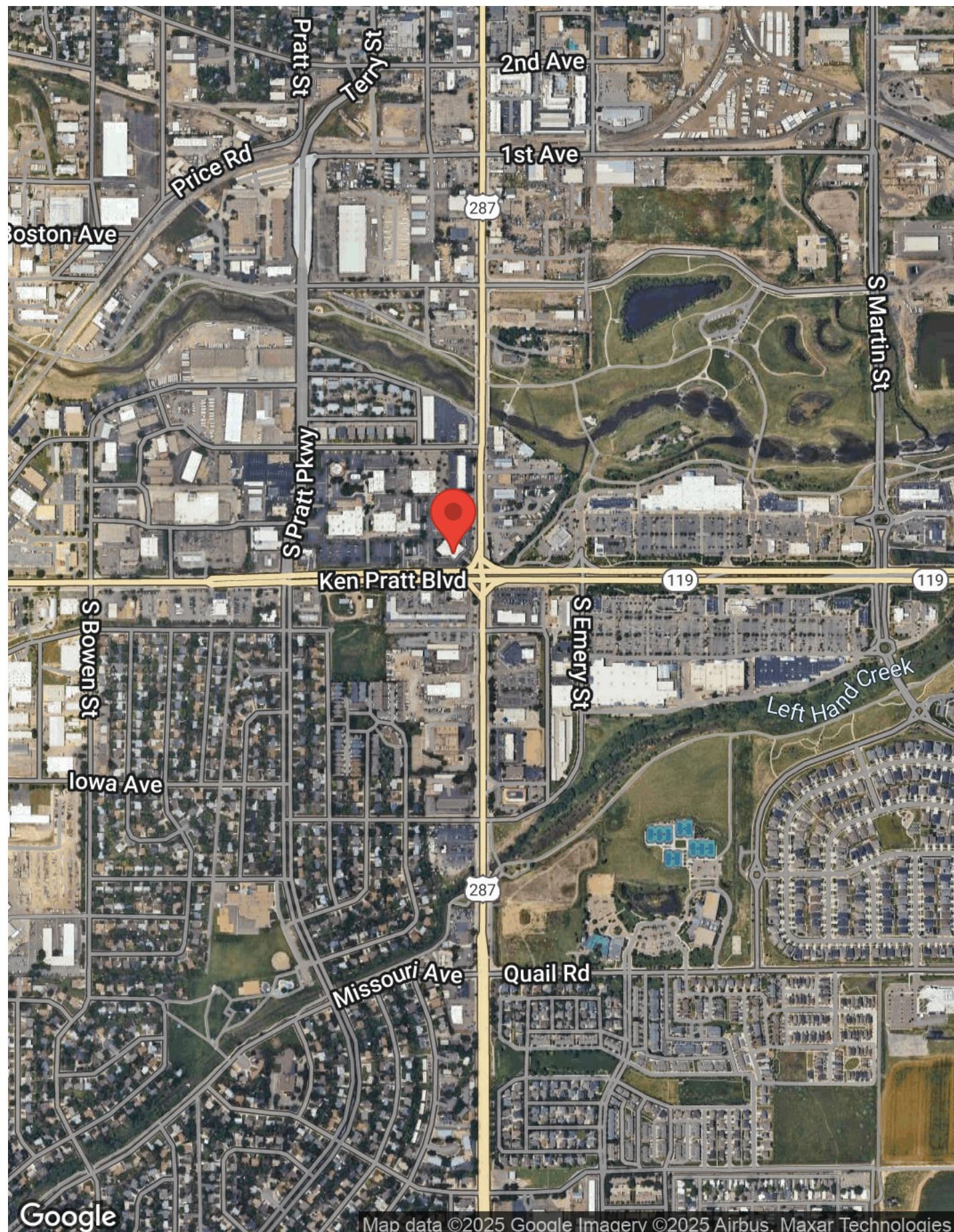
# FLOOR PLAN

## VIRTUAL TOUR



SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

# AERIAL MAP



The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.