



1025 Cannon Street

Louisville, CO

Gorgeous Office or Medical Space in Downtown Louisville

Lynda Gibbons

lynda@gibbonswhite.com
(303) 586-5920

Steve Sims

steve@gibbonswhite.com
(303) 586-5932

www.gibbonswhite.com

[Property Info & Gallery](#)

[View Map](#)

Space	Size	Lease Rate / sq. ft.
Suite 1A	2,236 sq. ft.	\$30.00 NNN
Suite 2A	4,721 sq. ft.	\$30.00 NNN
Suite 3A	1,422 sq. ft.	\$30.00 NNN
Suite 3B	1,135 sq. ft.	\$28.00 NNN
Suite 3D	2,476 sq. ft.	\$30.00 NNN
Expenses / sq. ft.		\$14.85*

**Including Utilities*

- Suite 1A - Separate Exterior Entrance & Great Combination of Conference Rooms, Meeting Rooms & Open Work Areas
- Suite 2A - Available August 1, 2026
- Suite 3A - Lots of Natural Light & Great Views of Downtown Louisville & Mountains
- Option to Combine Suite 3A & 3D for a total of 3,898 sq. ft. and a Discounted Rate of \$28.00 NNN!
- Beautiful, Modern Building in the New & Growing DELO Community Perched on the Eastern Edge of Downtown Louisville
- Plenty of Parking Available On Site & Nearby Public Lot
- Convenient Access from Hwy 42 & Easy Commute for Employees Coming from All Over Boulder County & Denver Metro Area - Only 10 Miles from Downtown Boulder & 20 Miles from Downtown Denver!
 - 10 Minutes from Boulder, University of Colorado, Folsom Field & Pearl Street Mall
 - 20 Minutes from Downtown Denver, Coors Field, Ball Arena & Mile High Stadium
 - 30 Minutes from Denver International Airport
- Short Walk Through the South Street Underpass to all of the Excitement of Downtown Louisville Including Restaurants, Bars, Coffee Shops, Street Fairs & Farmer's Market!

© 2026 Gibbons-White, Inc.





