

OFFICE SPACE FOR LEASE

1157 W CENTURY DR LOUISVILLE, CO 80027

PROPERTY HIGHLIGHTS

This quality building is located in the heart of Louisville with excellent views and great natural light. Centrally located between Boulder and Denver in Centennial Valley Business Park with easy access to Highway 36 and the Northwest Parkway. Walking distance to many amenities including restaurants and shopping. Building is equipped with 2nd story patio that is common to all users, updated restrooms and showers, fiber internet service, ample parking, and high end finishes throughout. Located on RTD bus routes.

Available SF	1,796 RSF
Lease Rate	\$18.00-\$20.00/RSF NNN
Expenses (Est)	\$10.64/RSF (includes utilities)
Available	Immediately
Zoning	Planned Community Commercial
Parking	139 Spaces
Power	2,500 amps/ 480v 3-Phase

**Colorado
Group**

FOR MORE INFORMATION



Near Bike Path



Outdoor Space



Near restaurants



Parking



RTD Bus Route



Shopping

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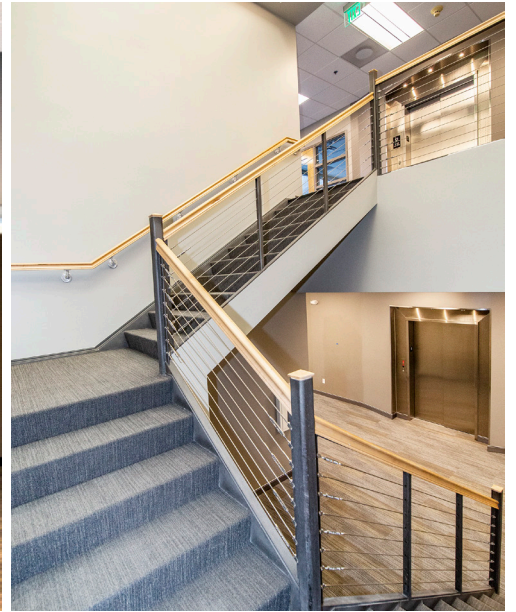
OFFICE SPACE FOR LEASE

CENTENNIAL VALLEY BUSINESS PARK

1157 W. CENTURY DRIVE, LOUISVILLE, CO 80027

PROPERTY **PHOTOS**

Colorado
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For a complete disclaimer, please see page one of this brochure.

The Colorado Group, Inc. | 3101 Iris Avenue, Suite 240, Boulder, CO 80301 | 303-449-2131 | www.coloradogroup.com

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PROPERTY FLOOR PLANS



2ND FLOOR



SUITE	RSF
240	1,796 RSF

- Suite 240 is in shell condition and ready for tenant improvements



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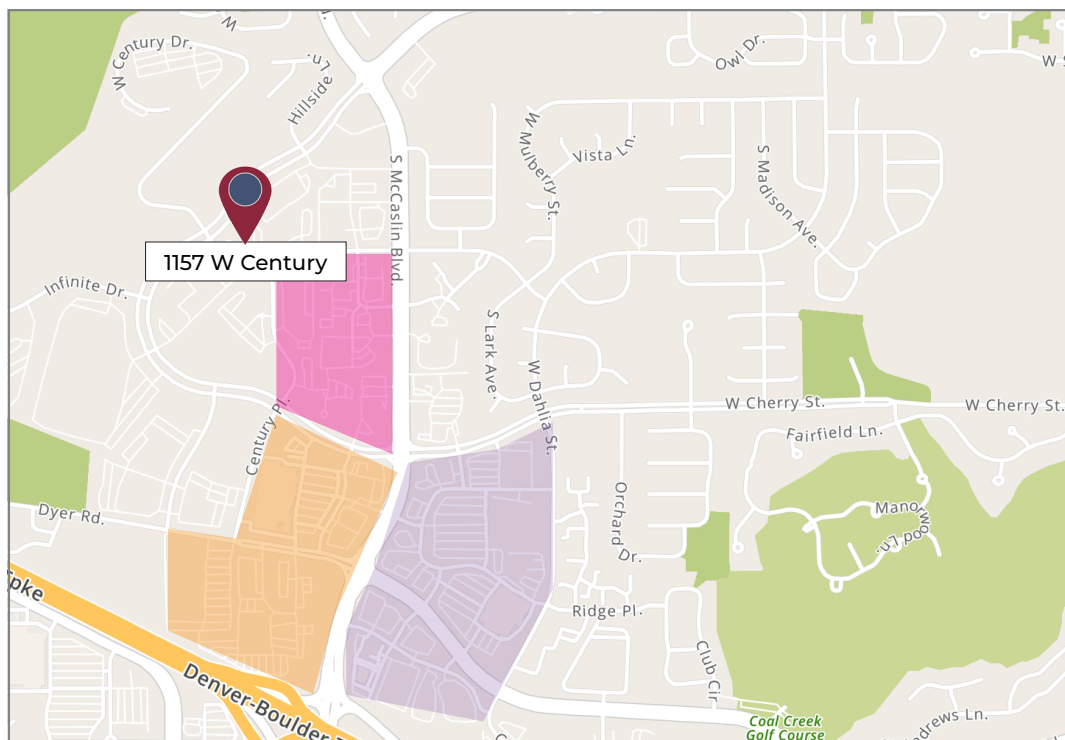
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PROPERTY LOCATION



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