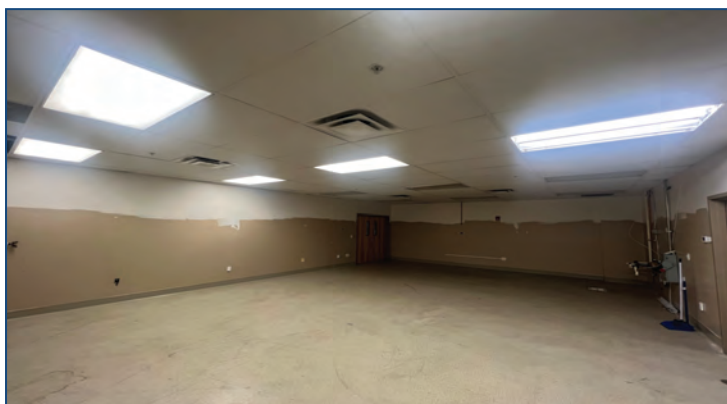
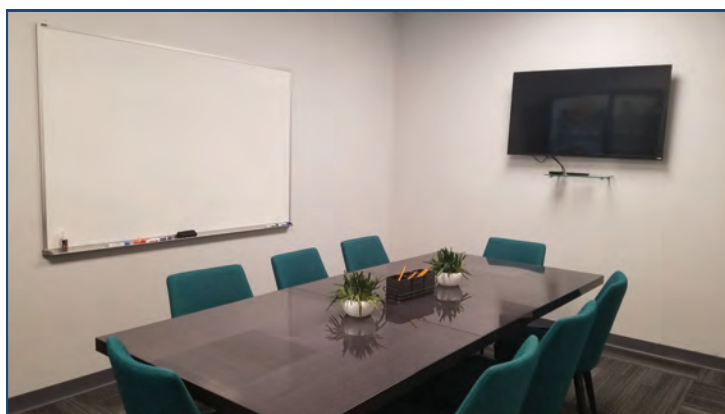


**331 S. 104th Street
Louisville, CO**

**1,214 - 26,290
Square Feet**

Office and Lab Space Available

- Prime office space located in the bustling Colorado Tech Center
- Beautifully built-out suites with upgraded finishes, and raw 2nd floor office space
- Plenty of window line for ample natural light
- Separate exterior entrances for ease of access for customers and employees
- Open bullpens and private offices, multiple conference rooms, ability to build new walls and finish to tenant's needs
- Many amenities including showers and lockers, restrooms, kitchenette in-suite
- Abundant parking



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leasing@teboproperties.com

303-447-8326

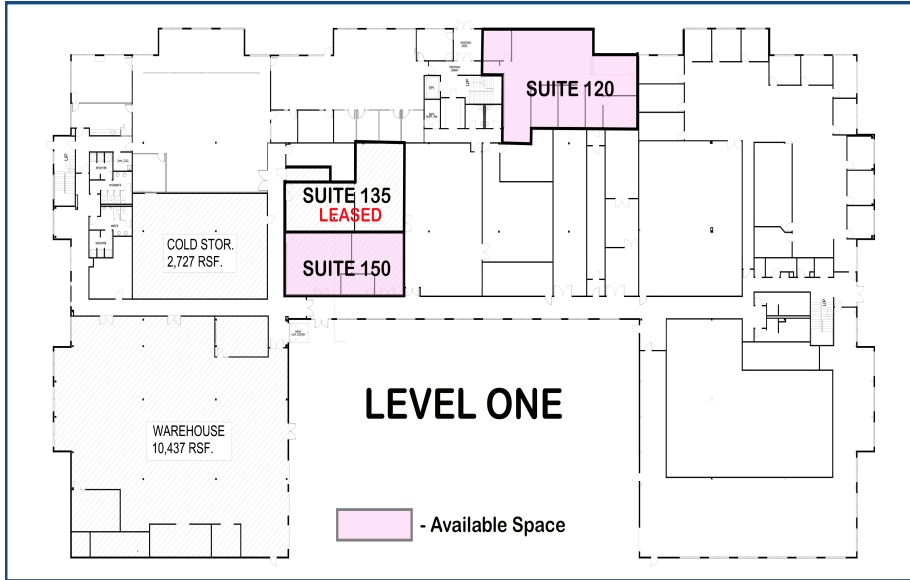
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OFFICE/LAB SPACE FOR LEASE

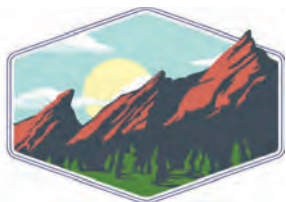
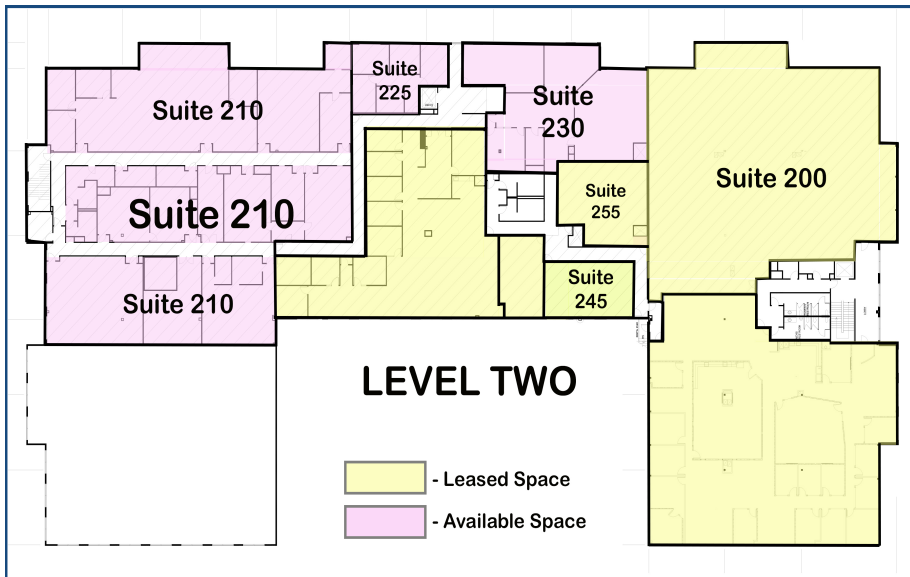


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331 S. 104th Street, Louisville, CO



Unit	SF	Price
120	2,618	\$15.00sf + \$7.78 NNN =\$4,969.84/Month
150	1,629	\$15.00sf + \$7.78 NNN = \$2,946.21/Month
210	17,116	\$15.00sf + \$7.78 NNN = \$32,491.87/Month
225	1,214	\$15.00sf + \$7.78 NNN = \$2,304.58/Month
230	3,713	\$15.00sf + \$7.78 NNN = \$7,048.51/Month



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