



DEAN CALLAN

& COMPANY INC

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**DEAN CALLAN & COMPANY, INC.**

1510 28th Street, Suite 200

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# OFFICE/FLEX SPACE FOR LEASE

1157 CENTURY DRIVE  
LOUISVILLE, COLORADO 80027

Located in the prestigious Centennial Valley Business Park, this 1157 W. Century Dr. offers 24,039 RSF of versatile office space with stunning views and abundant natural light. Centrally positioned between Boulder and Denver, it provides easy access to Highway 36, Northwest Parkway, and RTD bus routes. The property is within walking distance to a variety of amenities, including restaurants and shopping along McCaslin Blvd. The building features modern upgrades and high-end finishes, making it an ideal choice for businesses seeking a professional environment.

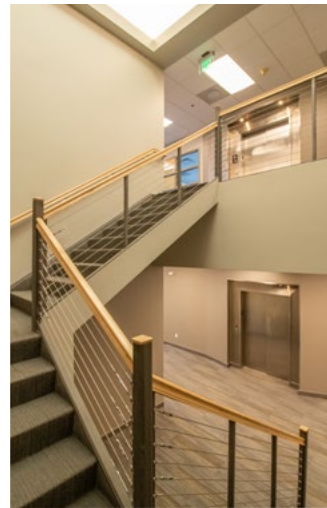
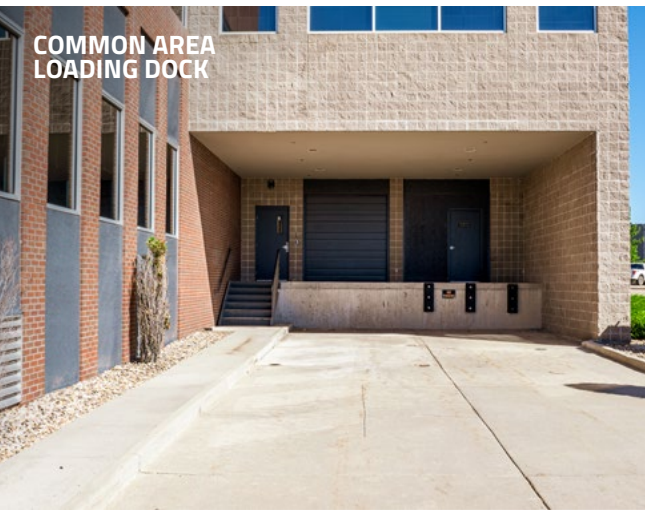
[Call us for more information and to set up a tour.](#)

## TERMS

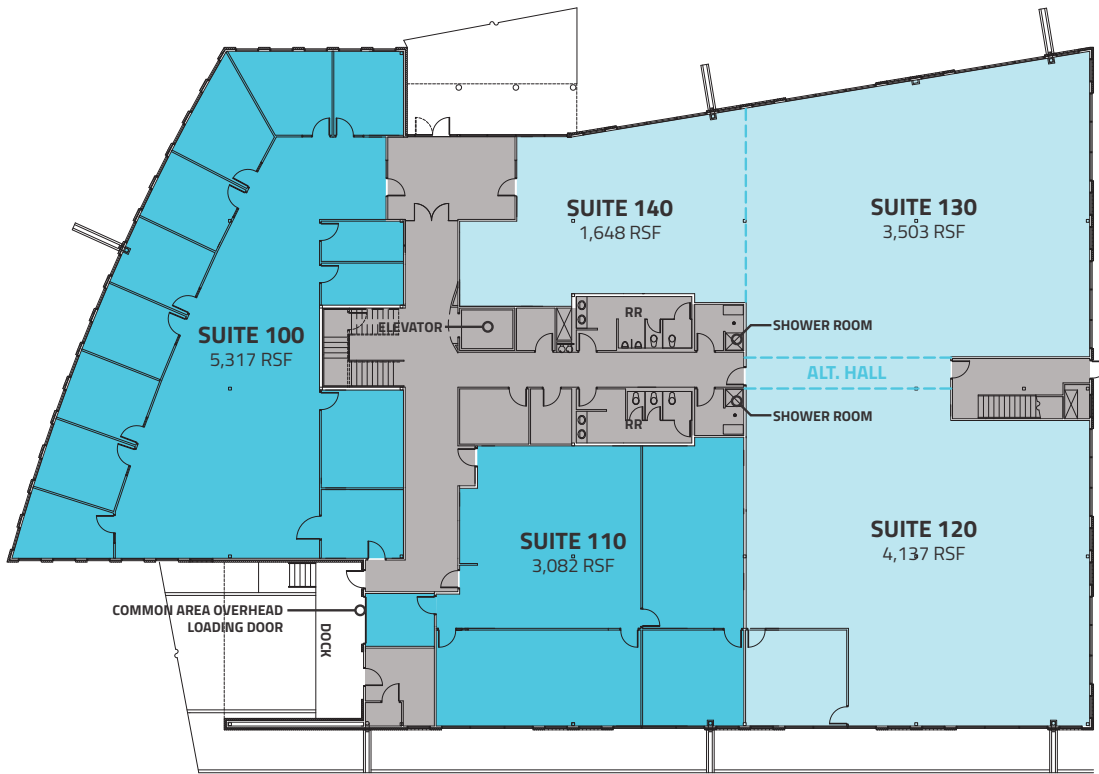
Lease Rate:	\$18.00-\$20.00 / SF / NNN
Expenses:	\$10.46 / SF (Est. 2025)
Availability:	Flexible

## PROPERTY FEATURES

- 2nd-story balcony accessible to all tenants
- Updated restrooms and shower facilities
- Fiber internet service for high-speed connectivity
- Ample parking with 139 spaces
- Power: 2,500 amps/480v 3-Phase
- Outdoor seating areas with Front Range mountain views
- Elevator for easy access
- Zoning: Planned Community Commercial
- Common area loading dock with overhead door - Suite 110 has direct access

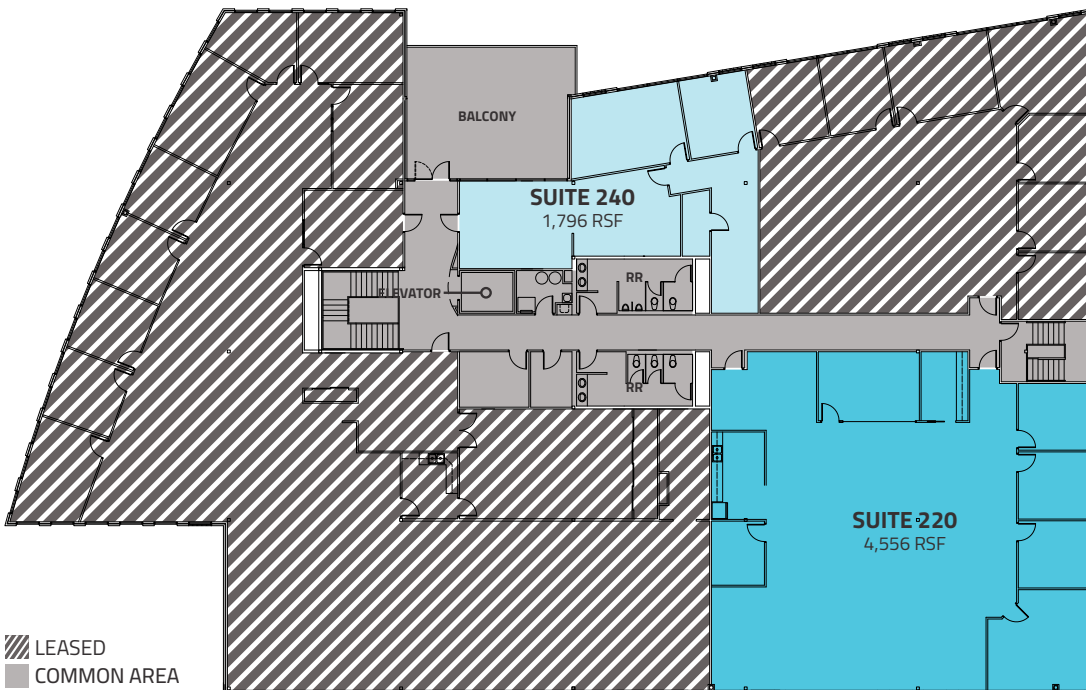


1ST FLOOR



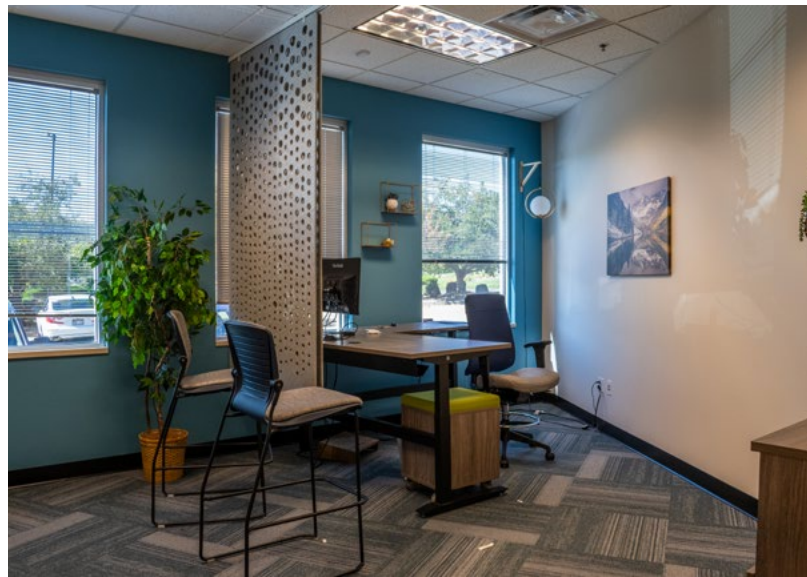
Suite 100:	5,317 RSF
Suite 110:	3,082 RSF
Suite 120:	4,137 RSF
Suite 130:	3,503 RSF
Suite 140:	1,648 RSF
<b>Full First-Floor:</b>	<b>17,687 RSF</b>

2ND FLOOR



Suite 220:	4,556 RSF
Suite 240:	1,796 RSF

 LEASED  
 COMMON AREA





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