



**CHRISMAN
COMMERCIAL**

OFFICE SPACE FOR LEASE
Gateway Building #4

864 W South Boulder Road, Suite 200, Louisville, CO 80027



HIGHLIGHTS

- Quiet setting
- Elevator access
- Ample on-site parking
- Tons of natural light
- Near bus route
- Available: **Immediately**

Suite 200: **1,600 SF**
 Lease Rate: **\$19.50/SF NNN**
 Expenses: **\$17.07/SF**
(including utilities)
 Parking: **1 per 174 SF**

This attractive campus of medical and professional office buildings for lease in Louisville boasts high quality construction, great views, easy access from W. South Boulder Road and high visibility. T-1 and Comcast internet service available in all buildings. Storage space available for lease.

Suite 200 offers 3 large offices and conference room with western views, reception area with built in reception desk and small waiting area, kitchen/copy room, and large storeroom. There are also two west facing private balconies.

CONTACT US

- (303) 449 7475
- valerie@elevatedboulder.com
- susan@elevatedboulder.com

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- (303) 938 8200
- steve@chrismanc.com
- michele@chrismanc.com

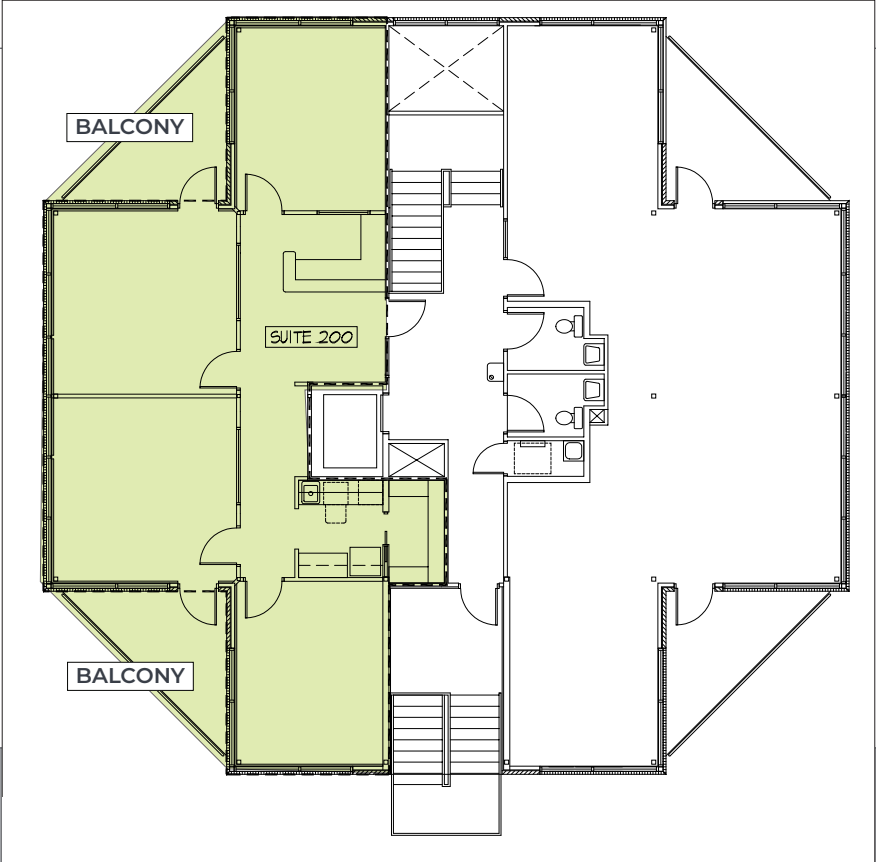
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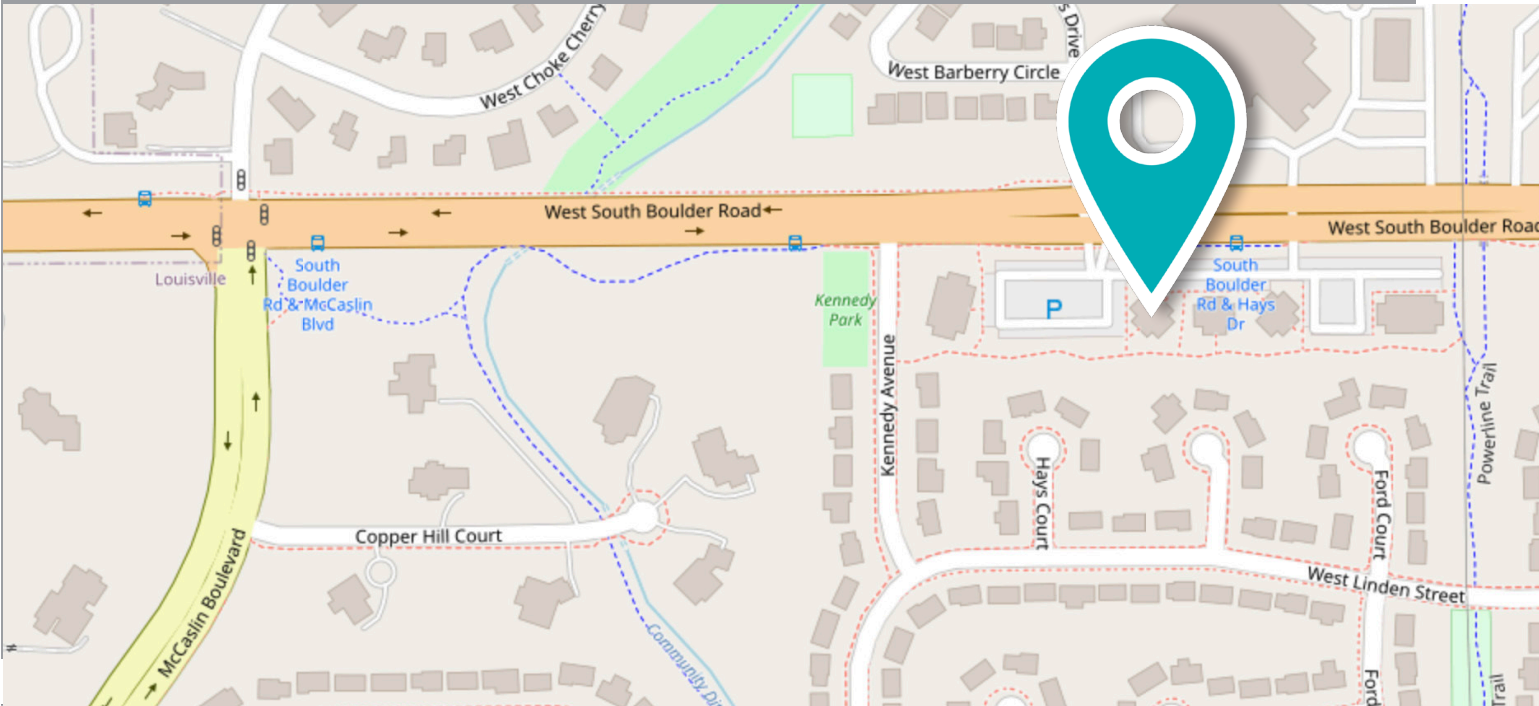
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FLOOR PLAN



LOCATION



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