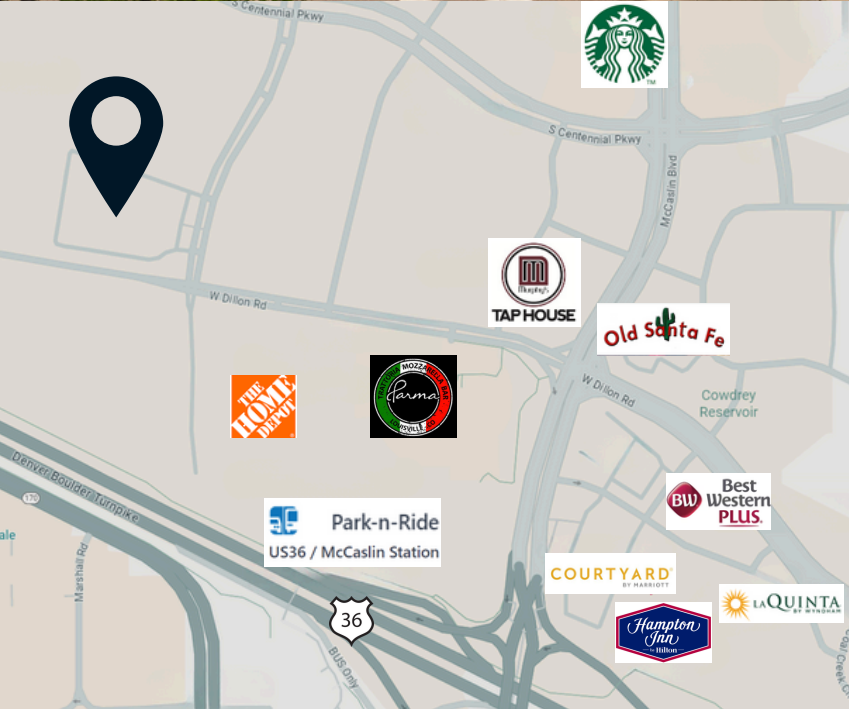


# For sublease

12,152 RSF

361 Centennial Parkway, Louisville

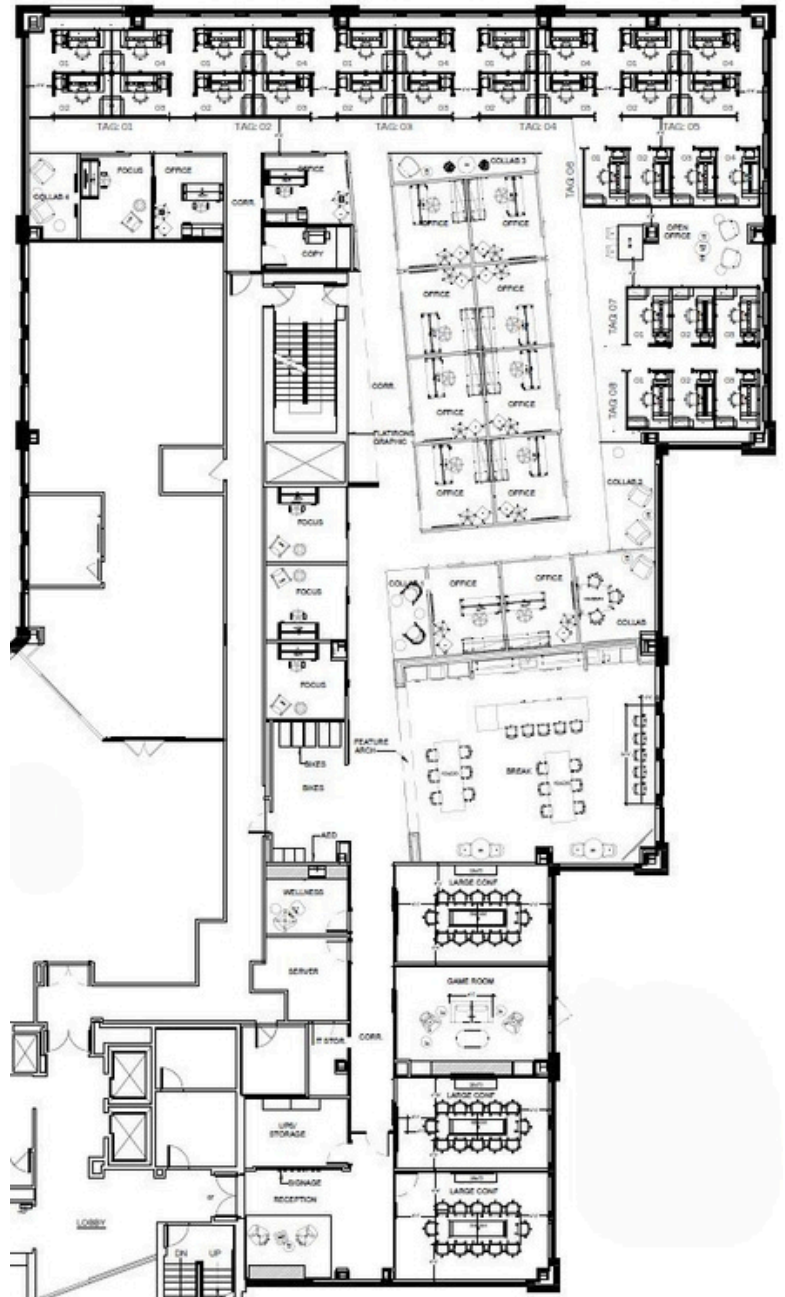


## Newly Constructed Tech Office Space

- Outstanding mountain views
- Furniture included
- Walking distance to amenities and RTD Park & Ride
- Newly upgraded building lobby

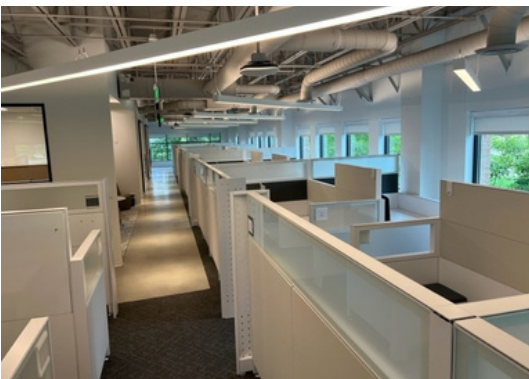
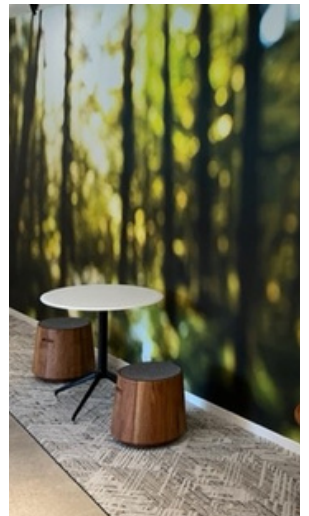
# For sublease

<b>Location</b>	361 Centennial Parkway Louisville, CO 80027
<b>Total Available Space</b>	Suite 250 12,152 RSF
<b>Date Available</b>	Immediately
<b>Sublease Term</b>	Through January 31, 2030 (shorter term available)
<b>Base Rate</b>	\$16.50/RSF
<b>Operating Expenses</b>	\$13.22/RSF (2025) including utilities & janitorial
<b>Parking</b>	4.3/1,000 RSF



## Space features

- 30 workstations
- 12 offices (10'x12')
- 3 large conference rooms (12-16 ppl)
- 5 collaboration areas
- 4 focus rooms
- Bike rack / lockers
- Wellness room
- Game room
- IT / server room



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