

**331 S. 104th Street**

Louisville, CO

Colorado Technology Center

150—3,910 Square Feet

Private Labs & Offices

## Office & Lab Space Available!

### Colorado Tech Center Location:

Prime office, lab, and R&D space in the sought-after Colorado Tech Center

### Excellent Regional Access:

Minutes from E-470 and US-36, with easy connectivity to Boulder, Denver, and Denver International Airport

### Modern Build-Outs:

Beautifully finished suites with upgraded materials and abundant natural light

### Lab-Ready Infrastructure:

Outfitted with extensive plumbing, FRP walls, ventilation infrastructure, tile flooring, and upgraded electrical capacity

### Equipped Lab Spaces:

Includes lab benches, 3-compartment sinks, and built-in utilities to support a wide range of research and development uses

### On-Site Amenities:

Private restrooms, in-suite kitchenette, showers, and lockers for employee convenience

### Ample Parking:

Generous surface parking available for staff and visitors



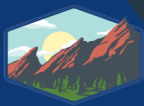
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PROPERTIES

Contact us for more information:

[leasing@teboproperties.com](mailto:leasing@teboproperties.com)

[www.TEBOproperties.com](http://www.TEBOproperties.com)

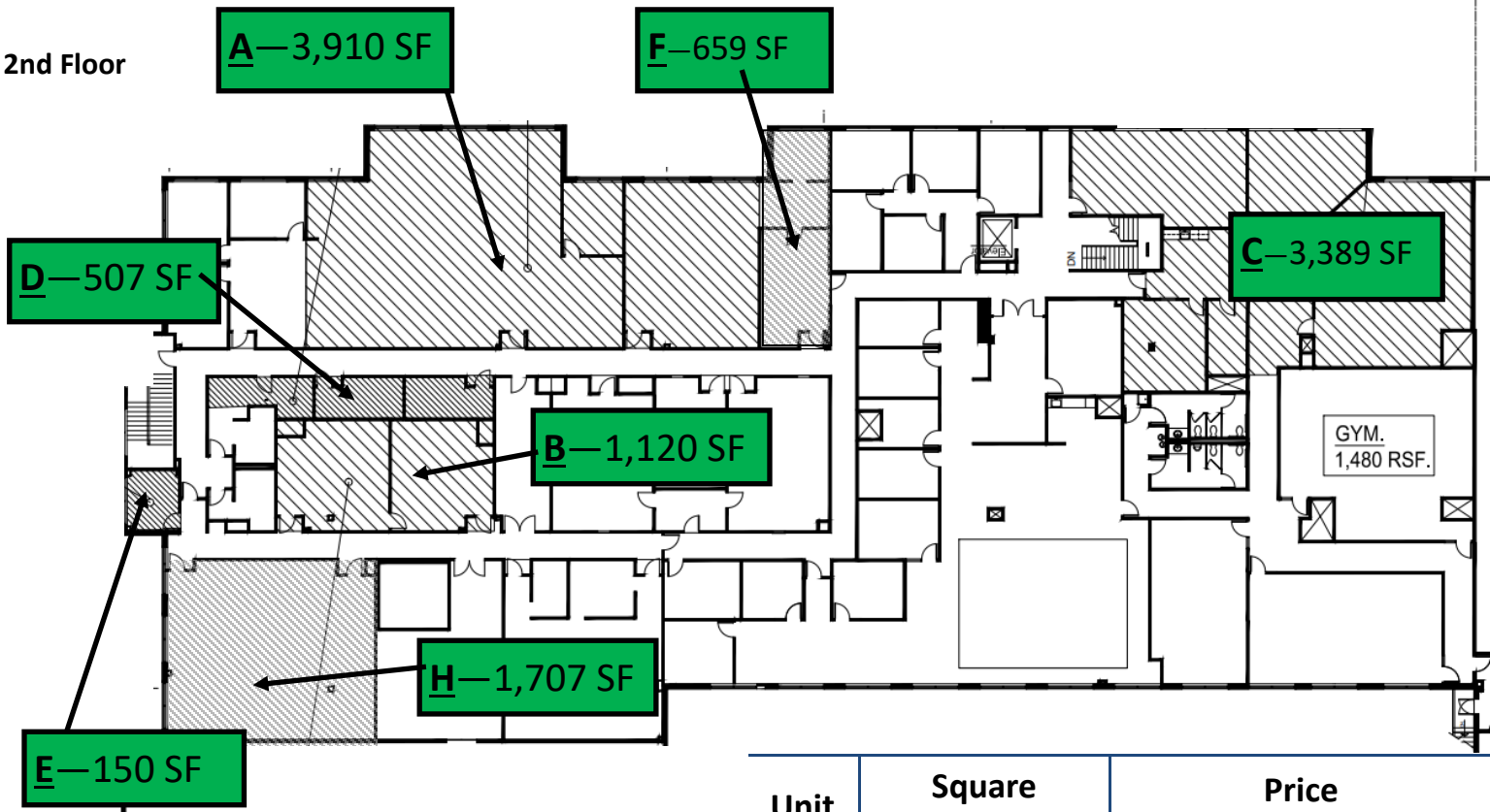
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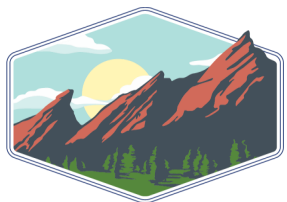
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# 331 S. 104th Street, Louisville, CO

2nd Floor



Unit	Square Footage	Price NNN estimates as of 12/31/25
A	3,910 SF Lab	\$20.00/SF GROSS
B	1,120 SF Lab	\$20.00/SF GROSS
C	3,889 Office w/ Gym	\$15.00/SF NNN (7.78)
D	507 SF Lab	\$20.00/SF GROSS
E	150 SF Office	\$500 per month
F	659 SF Lab	\$20.00/SF GROSS
H	1,707 SF Lab	\$20.00/SF GROSS



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