



FOR SUBLEASE

Flex / R&D Space in Colorado Tech Center

385 S. PIERCE AVENUE, SUITE D
LOUISVILLE, CO 80027

Available

7,277 SF

Lease Rate

\$12.00/SF NNN

Operating Expenses

\$7.26/SF

Industrial for Sublease

Property Highlights

- Below market sublease rates through 1/31/2030, with direct landlord lease possible
- Hard to find small space with dock-high & drive-in loading
- Ideal for distribution, manufacturing, or R&D uses
- Approximately 1,500 SF of office space
- Suite C of 11,491 SF and Suite F of 1,303 SF also available. Can be combined with neighboring suites for up to 20,071 SF.

For information, please contact:

Mike Wafer, Jr., SIOR

Senior Managing Director

t 303-260-4242

mike.waferjr@nrmk.com

1800 Larimer St.

Suite 1700

Denver, CO 80202

nrmk.com

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Suite D Details

- Available:** 7,277 SF
- Office:** ±1,500 SF
- Loading:** 1 Dock High Door
1 Drive-In Door
- Clear Height:** 16'
- Sprinklers:** Wet
- County:** Boulder
- Subbase Rate:** \$12.00/SF NNN
- OpEx:** \$7.26/SF

