



# TURNKEY OFFICE / WAREHOUSE WITH LAB SPACE FOR SALE / LEASE

500 S Arthur Ave, Suite 300, Louisville, CO 80027

**Nicely finished distribution, manufacturing, lab, and office-warehouse production** space in the centrally located Colorado Technology Center, in Louisville. The space offers open office layout, six private offices, breakroom/kitchen, conference room, inventory area, lab or food production space, and open warehouse with drive-in access, and heavy power.

- Move-in Ready Office, Warehouse, & Lab Space
- Three (3) Grade - Level Overhead Loading Doors
- Previously GMP Certified Food/Dietary Production Space
- 16' Clear Height

## PROPERTY OVERVIEW

<b>SUITE 300</b>	6,966 RSF*
<b>CONFIGURATION</b>	50% Office, 30% Lab, and 20% Warehouse As-Built
<b>SALE PRICE</b>	\$1,777,000
<b>LEASE RATE</b>	\$15.75/RSF NNN
<b>EXPENSES (EST)</b>	\$7.79/RSF
<b>AVAILABLE</b>	May 1, 2026
<b>BUILDING SIGNAGE</b>	Available
<b>PARKING</b>	On-site
<b>ZONING</b>	I (Industrial)

*\*Source - public records*

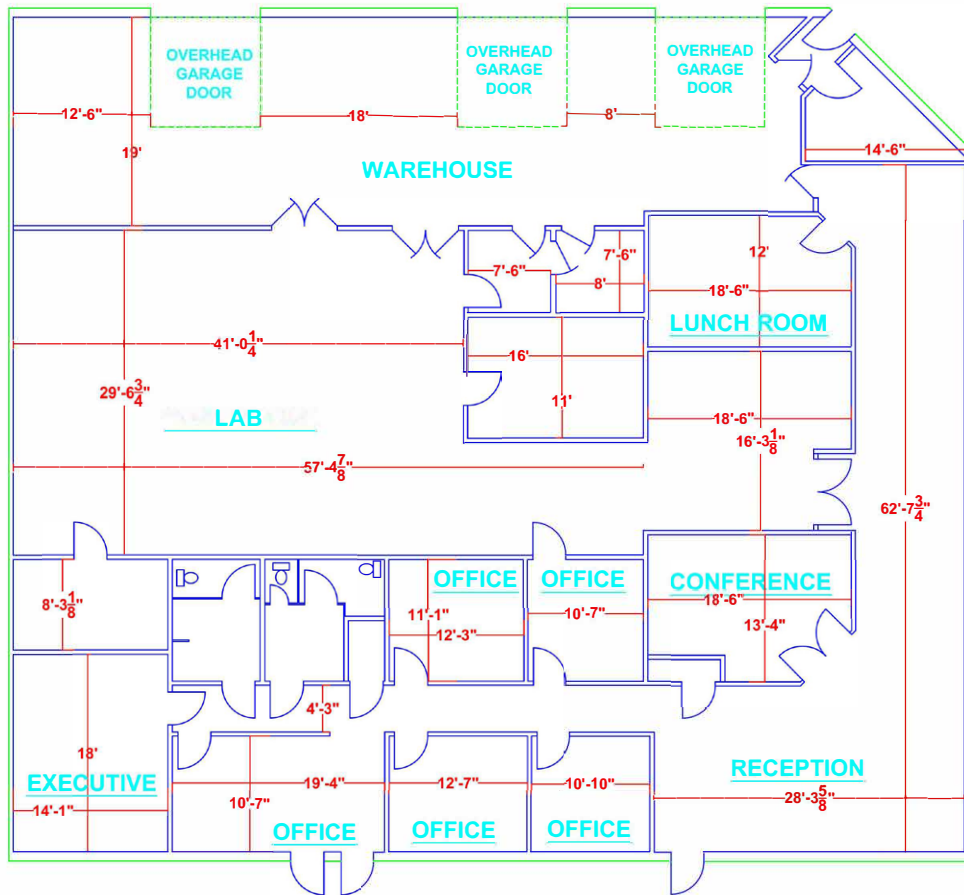
## FOR MORE INFORMATION:

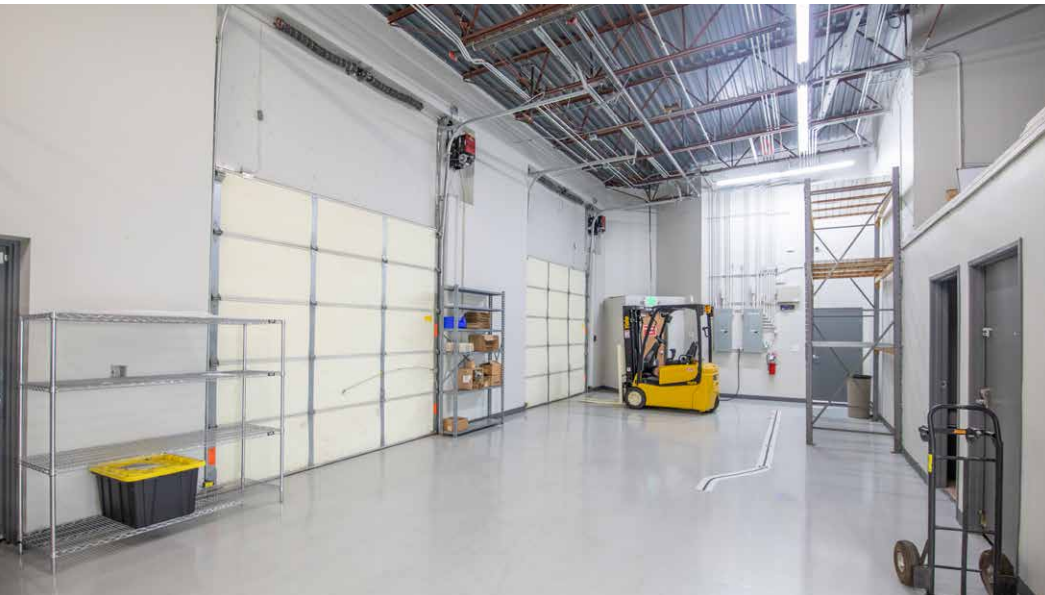


### Ashley Overton

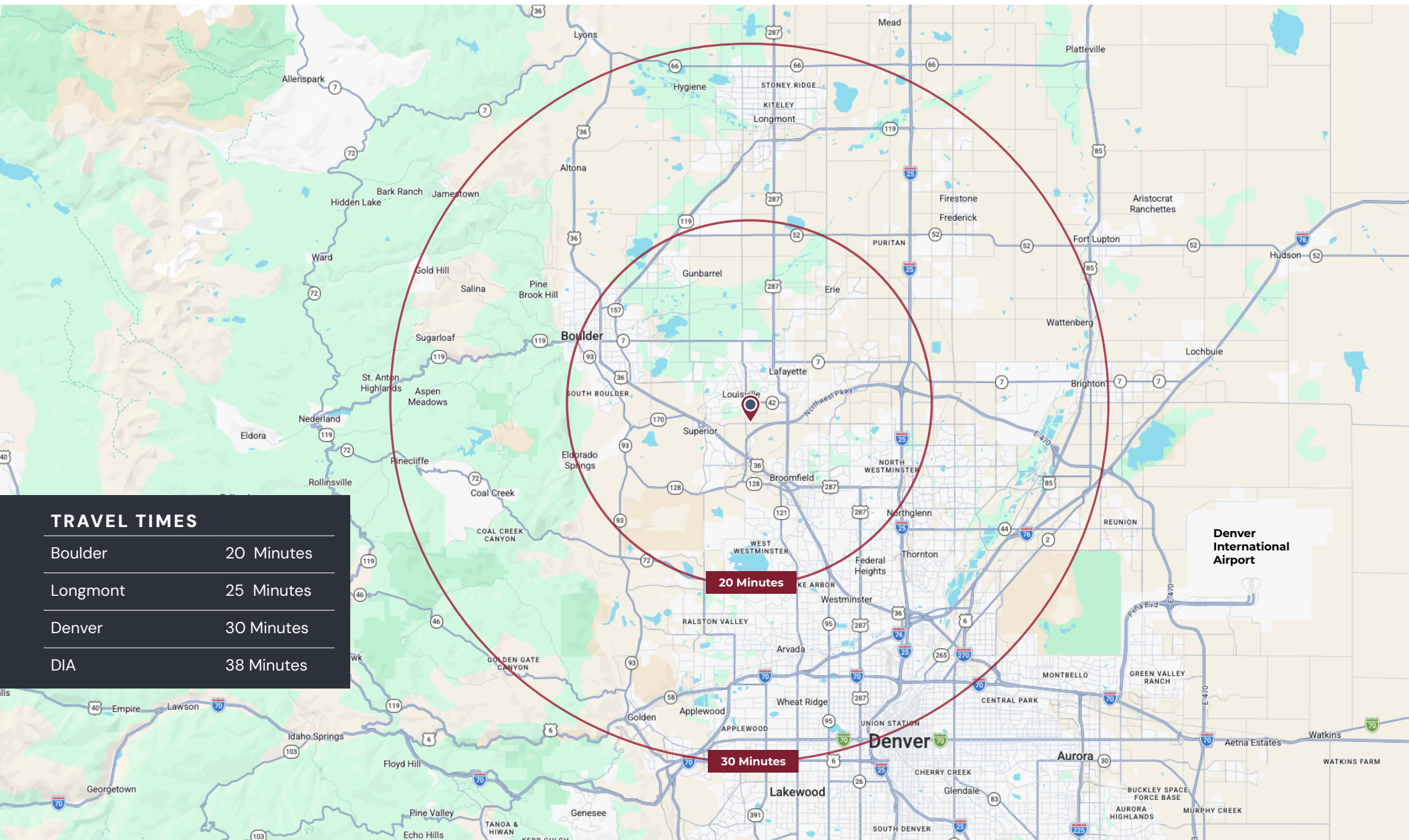
Senior Commercial Broker  
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PROPERTY FLOOR PLAN





REGIONAL MAP



PROPERTY LOCATION

Explore more in the area.

- 1 Koda CrossFit Iron View
- 2 Colorado Elite Sports Complex
- 3 Izzio Bakery
- 4 The Spot Climbing Gym
- 5 John's Table
- 6 Wildwood Guitars
- 7 Umpqua Feather Merchants
- 8 Summit Integrated Systems

