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**BRAND NEW CUSTOMIZABLE FLEX/WAREHOUSE SPACES FOR LEASE!**

# APERTURE

**COLORADO TECH CENTER**  
600 SOUTH PIERCE AVENUE  
LOUISVILLE, COLORADO



Aperture offers a brand new modern workspace blending innovation with functionality and style. With custom architecture and premium materials, including steel and glass, it stands out. Outdoor areas and west-facing balconies provide stunning Front Range mountain views. Sustainability features like thermal foam insulation and individual utilities ensure efficiency. Security cameras and prominent signage enhance safety and visibility. The property includes 91 well-lit parking spaces, EV charging, and bicycle racks. With a 24-foot warehouse ceiling, Aperture provides a dynamic environment for tenants.

**Call us for more information and to set up a tour.**

600 SOUTH PIERCE AVENUE



**HUNTER BARTO**  
**Senior Vice President**  
303.945.2016  
hbarto@deancallan.com

**DRYDEN DUNSMORE**  
**Senior Associate**  
303.945.2019  
dryden@deancallan.com

**DEAN CALLAN & COMPANY, INC.**  
1510 28th Street, Suite 200  
Boulder, Colorado 80303  
303.449.1420



All information furnished regarding this property is obtained from sources deemed reliable. Dean Callan & Company, Inc. makes no representation, guarantee or warranty, expressed or implied, as to the accuracy thereof.

## TERMS

Space Available:	9,361 RSF (Divisible to ~2,596 RSF)
Lease Rate:	\$22.00 / SF / NNN
Expenses:	\$8.50 / SF + Utilities (2025)
Tenant Improvements:	Negotiable

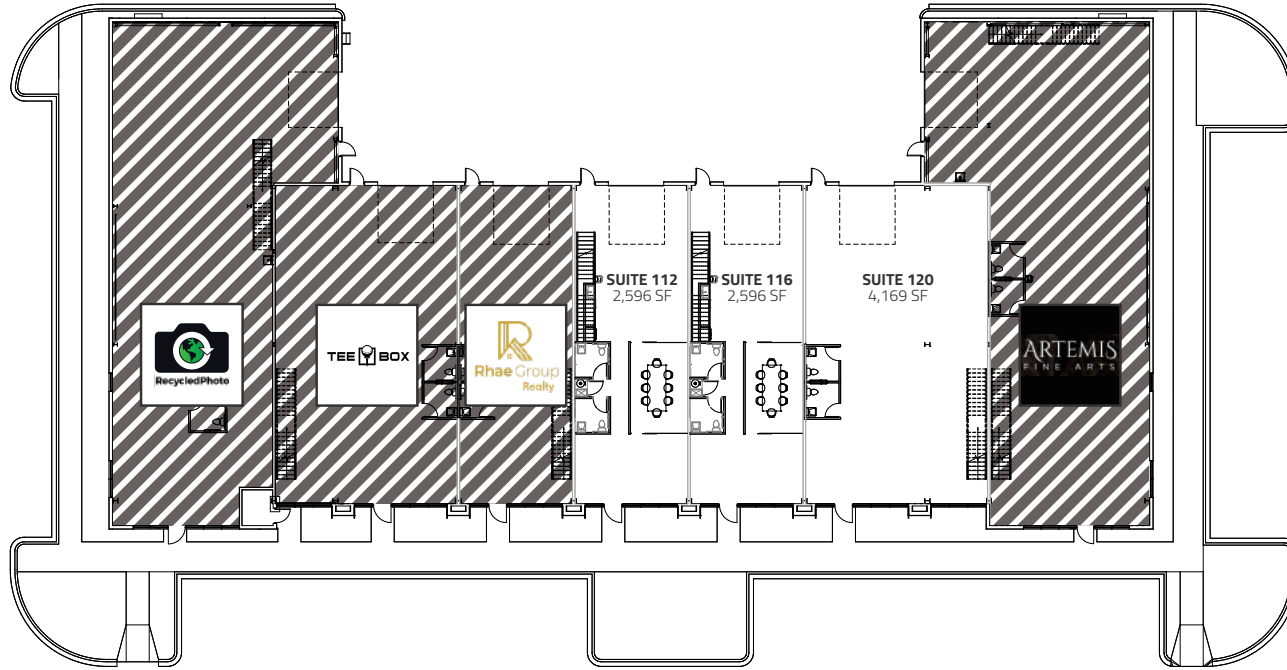
## PROPERTY FEATURES

- 24' clear height
- 12'x12' grade-level loading doors
- 208V, 400 Amp, 3-phase electricity
- Contemporary, sleek architectural design
- Abundant outdoor gathering areas
- 2nd floors facing west with stunning mountain vistas
- Construction materials feature steel, elegant wood trim, concrete, and glass
- Enhanced insulation for energy efficiency
- Individually metered utilities
- Prominent signage opportunities at the entrance
- Security cameras for enhanced safety measures
- Large storefront windows offering scenic western views
- 91 well-lit parking spaces, including 8 EV chargers
- Bicycle racks available for tenant use
- Parking ratio (2.75:1,000 SF)

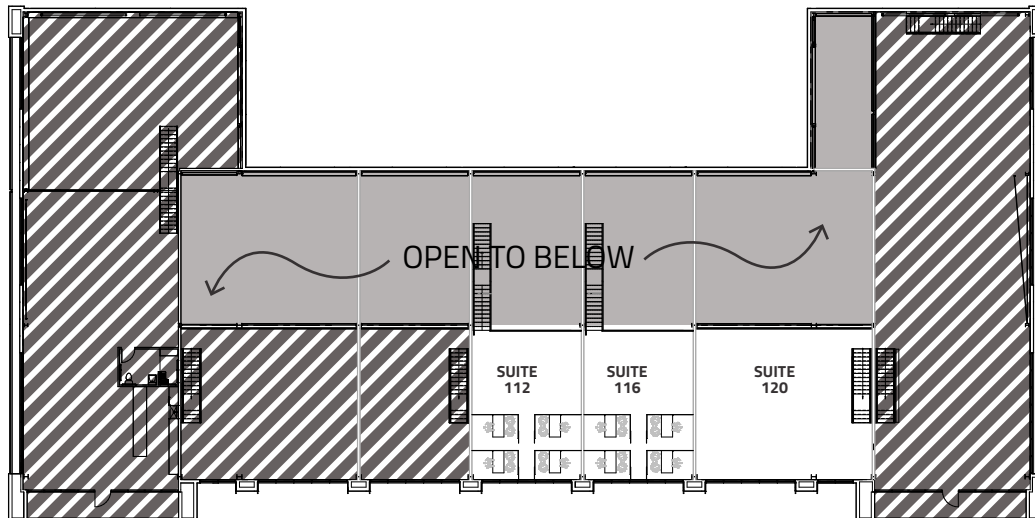


# FLOOR PLAN

## 1ST FLOOR



## 2ND FLOOR



LOCATION MAP



COLORADO TECH CENTER MAP



NEW CUSTOMIZABLE OFFICE/FLEX/WAREHOUSE SPACE FOR LEASE!

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