# 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

TEBO PROPERTIES

Contact us for more information:
leasing@teboproperties.com
www.TEBOproperties.com
303-447-8326

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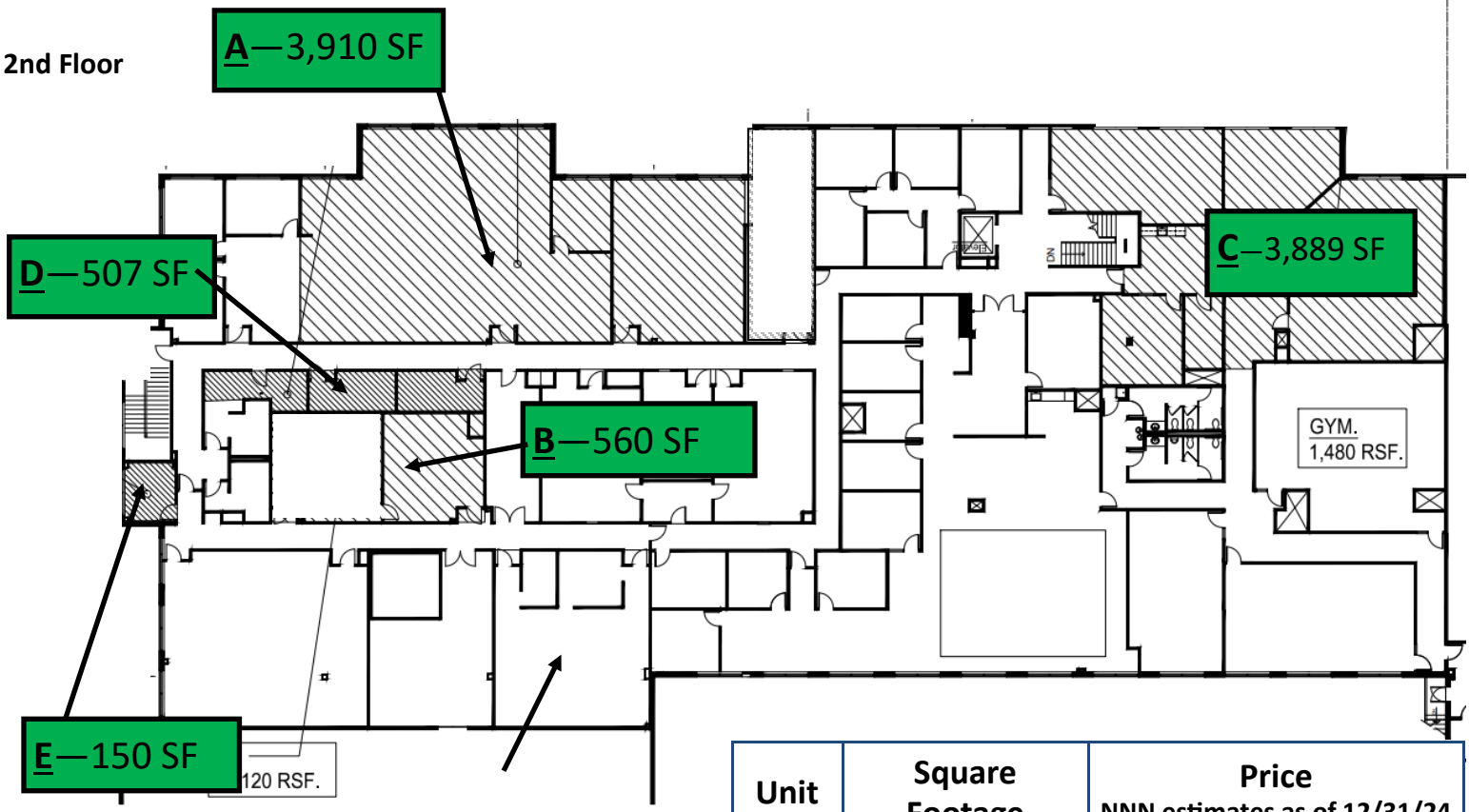
# 331 S. 104th Street, Louisville, CO



| Unit | Square Footage | Price<br>NNN estimates as of 12/31/24 |
|---|---|---|
| A | 3,910 SF Lab | $20.00/SF GROSS |
| B | 560 SF Lab | $20.00/SF GROSS |
| C | 3,889 Office w/ Gym | $15.00/SF NNN (8.00) |
| D | 507 SF Lab | $20.00/SF GROSS |
| E | 150 SF Office | $500 per month |

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