

# CANTILEVERS

1443 S Arthur Avenue | Louisville, Colorado  
THE COLORADO TECH CENTER  
Class A Office ■ Industrial ■ Flex



**GROUNDBREAKING Q4 2025**  
**DELIVERY Q3 2026**

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Future access road  
to South 96th ST



# SITE PLAN



# ABOUT THE CANTILEVERS CTC

## Class A Office/Flex with Flatiron Views



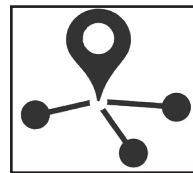
Experience the pinnacle of business excellence in this premier space, offering breathtaking, unobstructed views of the majestic Flatirons. This stunning backdrop is sure to inspire and elevate your professional pursuits. With over 28,000 square feet of Class-A office space, this location is designed to cater to a wide range of business needs. Enjoy flexible floor plans and customizable finishes that allow you to tailor your workspace to perfectly align with your vision. Elevate your business environment with a space that is as impressive as your ambitions.

## Unbeatable Industrial/Flex Opportunity



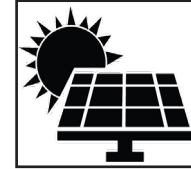
Discover the ultimate solution for your business with 50,000 square feet of versatile light industrial and flex space; great for flex/industrial/lab/manufacturing needs. This dynamic property features grade-level and drive-in loading bays, offering exceptional convenience and functionality. Additionally, the option for a second-floor mezzanine provides an added dimension of flexibility, perfect for customizing the space to fit your specific requirements.

## Location, Location, Location!



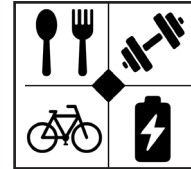
Position your business at the heart of innovation with this prime CTC location, near Highway 36 and 287, just minutes from Downtown Louisville. This vibrant hub hosts diverse companies in aerospace, robotics, tech, engineering, and family offices. Enjoy unparalleled connectivity and convenience, perfectly positioned between Boulder and Denver. Thrive in a community rich with industry diversity and growth potential.

## Designed with Intention



Engineered for contemporary efficiency, the campus stands out with its solar-ready design and extensive EV parking equipped with chargers, showcasing its dedication to sustainability as a fully electric facility. This makes it an ideal choice for environmentally-conscious businesses seeking a forward-thinking workspace.

## Unique On-site Amenities



At the heart of this project's community focus is "The Grotto," an innovative coffee and cocktail bar concept that sits alongside an expansive plaza and is designed to accommodate multiple food trucks and enhance the community experience. "The Alcove" will also feature shared meeting space, a state of the art fitness facility, and secure bike storage, with ample EV charging around the premises.



We are proud to announce Sanitas Brewing Company as the premier vendor at The Grotto. Sanitas was formed around the principles of collaboration, connection, and community and is a staple in the Boulder County community. We are confident Sanitas will elevate Cantilevers as a place people enjoy gathering and connecting.

2023 Demographic Summary	1 mile	3 mile	5 mile
Population	2,564	32,522	81,978
Households	4,138	19,756	41,972
Median Household Income	\$94,473	\$80,632	\$81,014

# CAMPUS RENDERINGS





Denver International Airport

**30**  
minutes



Downtown Boulder

**22**  
minutes



Marshall Mesa MTB Trails

**19**  
minutes



Downtown Denver

**30**  
minutes

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