



# INDUSTRIAL/FLEX SPACE SUBLEASE

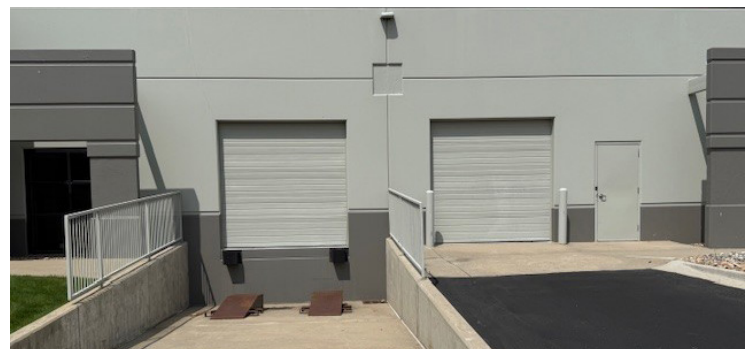
1721 Boxelder St, Louisville, CO 80027

## PROPERTY HIGHLIGHTS

**Hard to find flex space in the Colorado Tech Center in Louisville.** Roughly 50% office and 50% warehouse/lab/R&D space. The office portion consists of open office space, four private offices, one conference room, two restrooms, and a kitchen with quality finishes throughout. The warehouse has a 14' clear height and comes equipped with one drive-in and one dock-high loading door (each 10' tall by 9' wide). The remainder of the space has two large rooms that can be used as lab/R&D space. Highly sought-after CTC location with easy access and ample parking.

\*Longer direct term available

<b>Suite 100</b>	5,303 RSF
<b>Availability</b>	Immediately
<b>Lease Rate</b>	\$14.95/RSF NNN
<b>Expenses (Est)</b>	\$8.10/RSF NNN
<b>Parking</b>	Ample
<b>Zoning</b>	I-Industrial
<b>Sublease Term*</b>	Through 2/28/27



On-Site Parking	Two - 9'x10' Loading Doors	Located In Colorado Tech Center
14' Clear Height	Near Bus Route	Near Restaurants

**Colorado Group** FOR MORE INFORMATION

**Layne McBride**  
Senior Commercial Broker  
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## PROPERTY PHOTOS - OFFICE



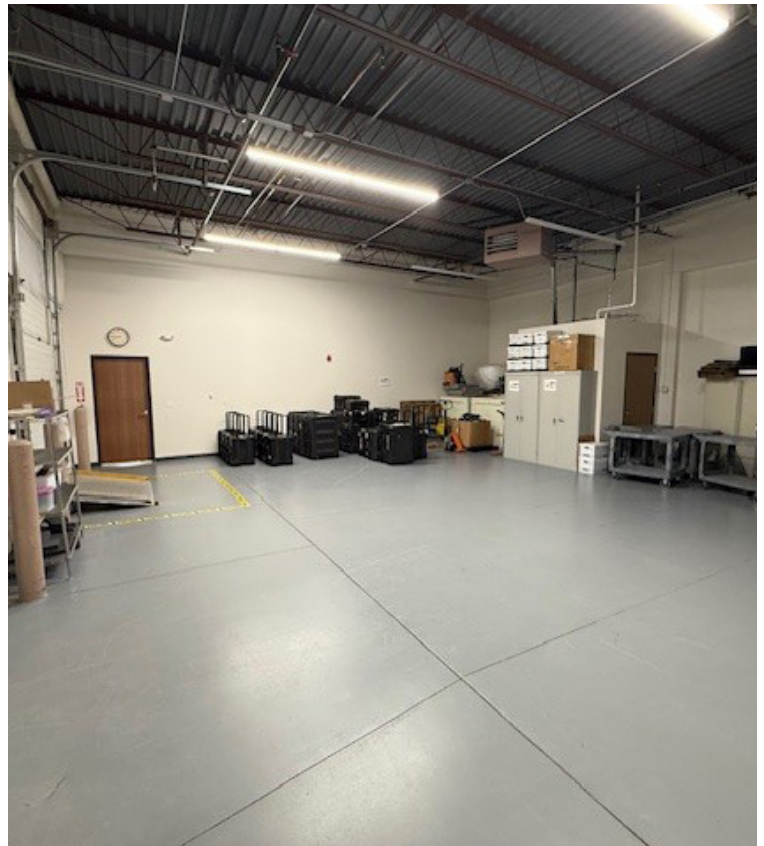
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## PROPERTY PHOTOS - WAREHOUSE/LAB/R&D



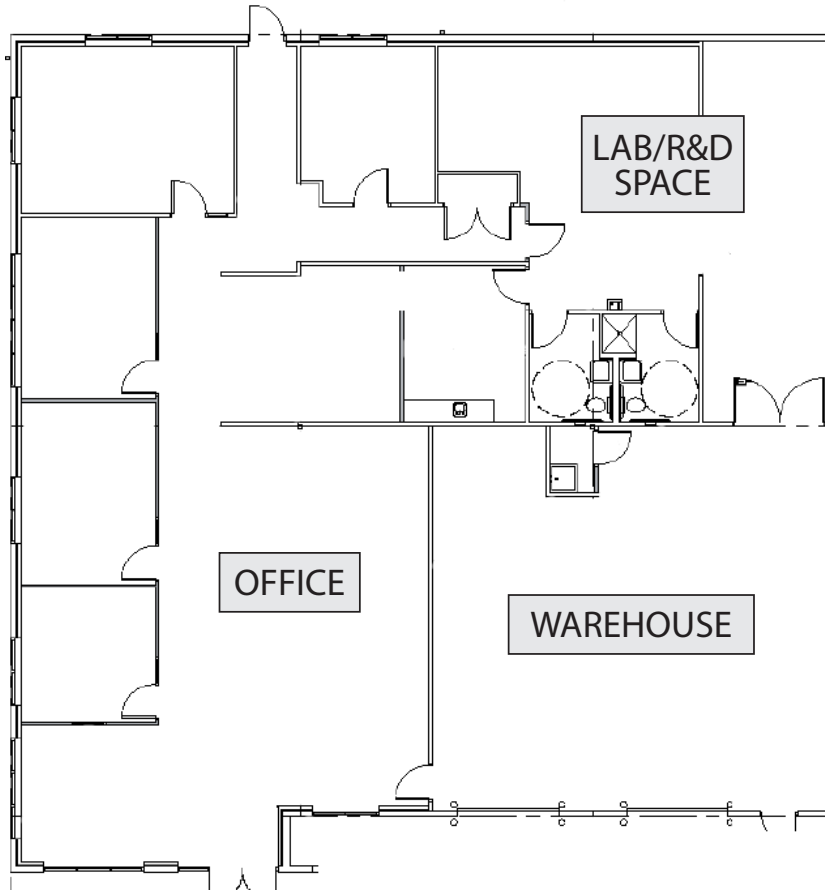
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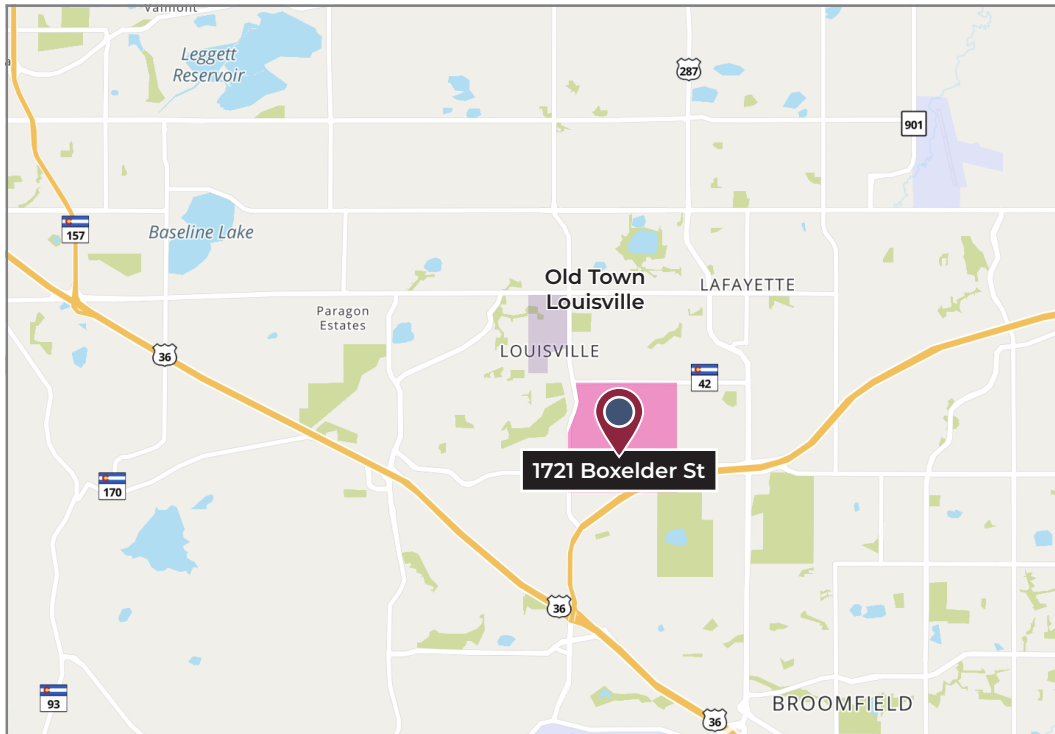
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## SUITE 100 FLOOR PLAN



## PROPERTY LOCATION



A collage of logos for various businesses located in Old Town Louisville. The logos are arranged in a grid-like fashion. The businesses represented include:

- NO COAST FITNESS
- APRIA
- APEX CHIROPRACTIC
- AQUAHYDREX
- FedEx
- DANONE
- PEARL IZUMI
- LOCKHEED MARTIN
- EarthHero
- WATERLOO Simply Louisville
- 12 BREWING
- Ziggi's COFFEE
- SWEET COW
- VERDE
- MOXIE BREAD CO
- LUCKY PIE
- LuLu's BBQ

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