

# 801 MAIN STREET

## DOWNTOWN LOUISVILLE CLASS A OFFICE SPACE

<b>CONTACT:</b> <a href="#">MICHAEL-RYAN McCARTY</a> OR <a href="#">DAN FERRICK</a> (303) 442-1040 <a href="http://WWW.GIBBONSWHITE.COM">WWW.GIBBONSWHITE.COM</a>	<b>SUITE 120:</b>	1,461 SF
	<b>LEASE RATE:</b>	\$19.95 NNN (\$7.22)   \$3,308/Mo. GROSS
	<b>PARKING:</b>	FREE STREET PARKING

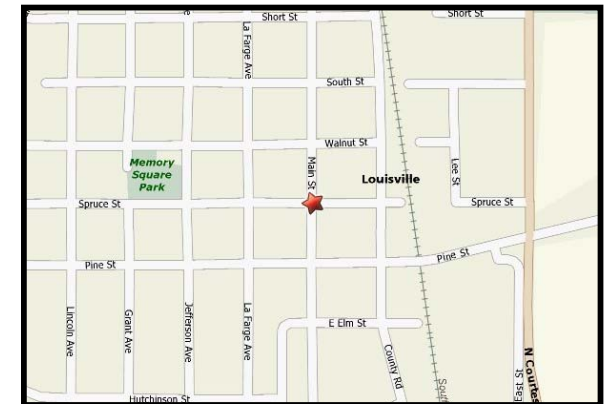


- SUITE 120 FEATURES GREAT 1<sup>ST</sup> FLOOR OFFICE WITH RECEPTION, THREE PRIVATE OFFICES, CONFERENCE ROOM, KITCHEN & STORAGE AREA – AVAILABLE WITH 30 DAYS NOTICE
- PRIME DOWNTOWN BUILDING WITH COFFEE SHOP & BANK ON SITE
- 1.5 BLOCKS FROM PLANNED LIGHT RAIL STOP
- CLOSE TO ALL AMENITIES



2305 CANYON BLVD., SUITE 200  
BOULDER, CO 80302

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it.



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