

500 SOUTH ARTHUR AVENUE

LOUISVILLE OFFICE/FLEX/LAB CONDOS FOR SALE OR LEASE

UNIT:	SF:	LEASE RATE:	SALE PRICE:	AVAILABLE:
300	6,966	\$8.95 NNN (\$4.81)	\$801,090 (\$115/SF)	NOW
400	2,705	\$7.95-\$8.95 NNN (\$4.81)	\$311,075 (\$115/SF)	10/01/12
450	2,238	\$7.95-\$8.95 NNN (\$4.81)	\$257,370 (\$115/SF)	10/01/12
500	2,249	\$7.95-\$8.95 NNN (\$4.81)	\$258,635 (\$115/SF)	NOW



- FANTASTIC OPPORTUNITY TO OWN AN OFFICE/FLEX CONDO IN THE COLORADO TECH CENTER
- CENTRALLY LOCATED BETWEEN DENVER & BOULDER - EASY ACCESS TO NW PARKWAY, HWY 287 & HWY 36
- UNIT 300 FEATURES PRIVATE OFFICES, OPEN WORK/LAB AREAS, CONFERENCE ROOM, KITCHEN, PRIVATE RESTROOMS, WAREHOUSE/STORAGE SPACE WITH 3 DRIVE IN DOORS AND LARGE CLEAN ROOM
- UNITS 400-500 FEATURE A MIX OF OFFICE AND WAREHOUSE SPACE WITH A DRIVE IN DOOR IN EACH UNIT
- BUILDING HAS ACCESS TO FIBER-OPTICS & 18'-19' CLEAR HEIGHT



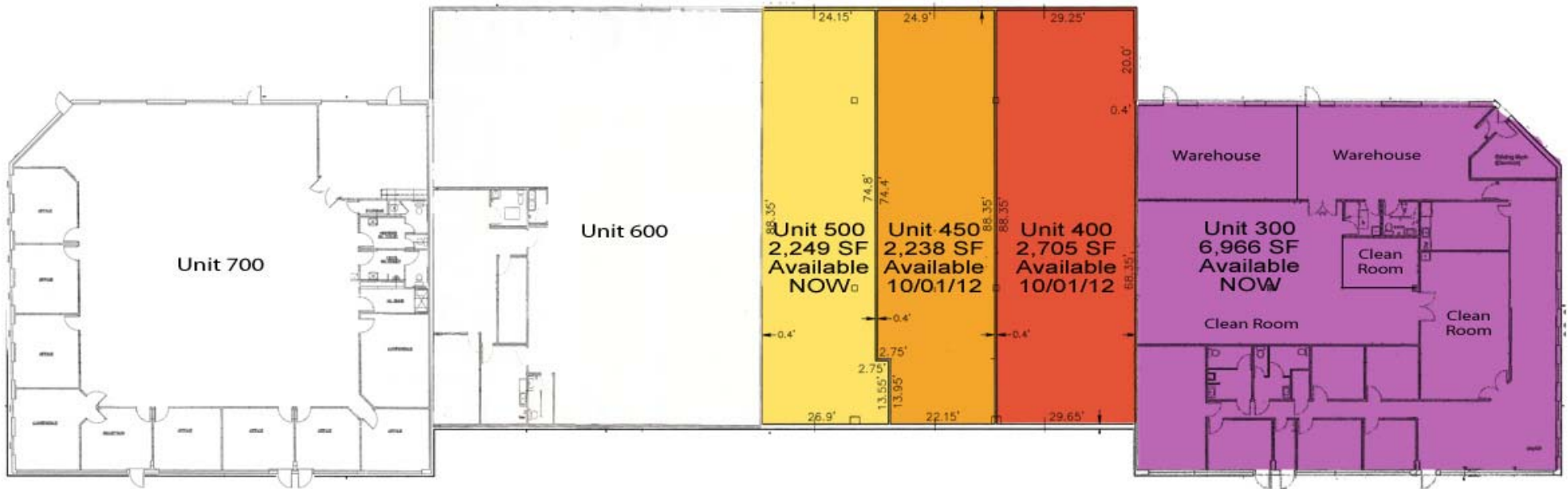
[CHRIS BOSTON, CCIM](#) OR [STACEY HUTTON](#)

(303) 442-1040

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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.



POSSIBLE COMBINATIONS:

UNITS 300-500:	14,158 SF
UNITS 300 & 400:	9,671 SF
UNITS 300, 400 & 450:	11,909 SF
UNITS 400 & 450:	4,943 SF
UNITS 400, 450 & 500:	7,192 SF
UNITS 450 & 500:	4,487 SF



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