



BEAU GAMBLE

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DEAN CALLAN & COMPANY, INC.

1510 28th Street, Suite 200

Boulder, Colorado 80303

303.449.1420 | www.deancallan.com

FLEX SPACE FOR LEASE

**686 SOUTH TAYLOR AVENUE
LOUISVILLE, COLORADO 80027**

Flex space available in Colorado Technology Center. Suites 102, 105-108 are 50/50 office to warehouse space with four 12' grade-level overhead doors. 686 South Taylor is nestled in southeast Louisville with great access to Northwest Parkway, U.S. 287 and U.S. 36.

Call us for more information and to set up a tour.

TERMS

Suites 102, 105-108 Size:

12,806 SF

Lease Rate:

\$13.00 / SF / NNN

Expenses:

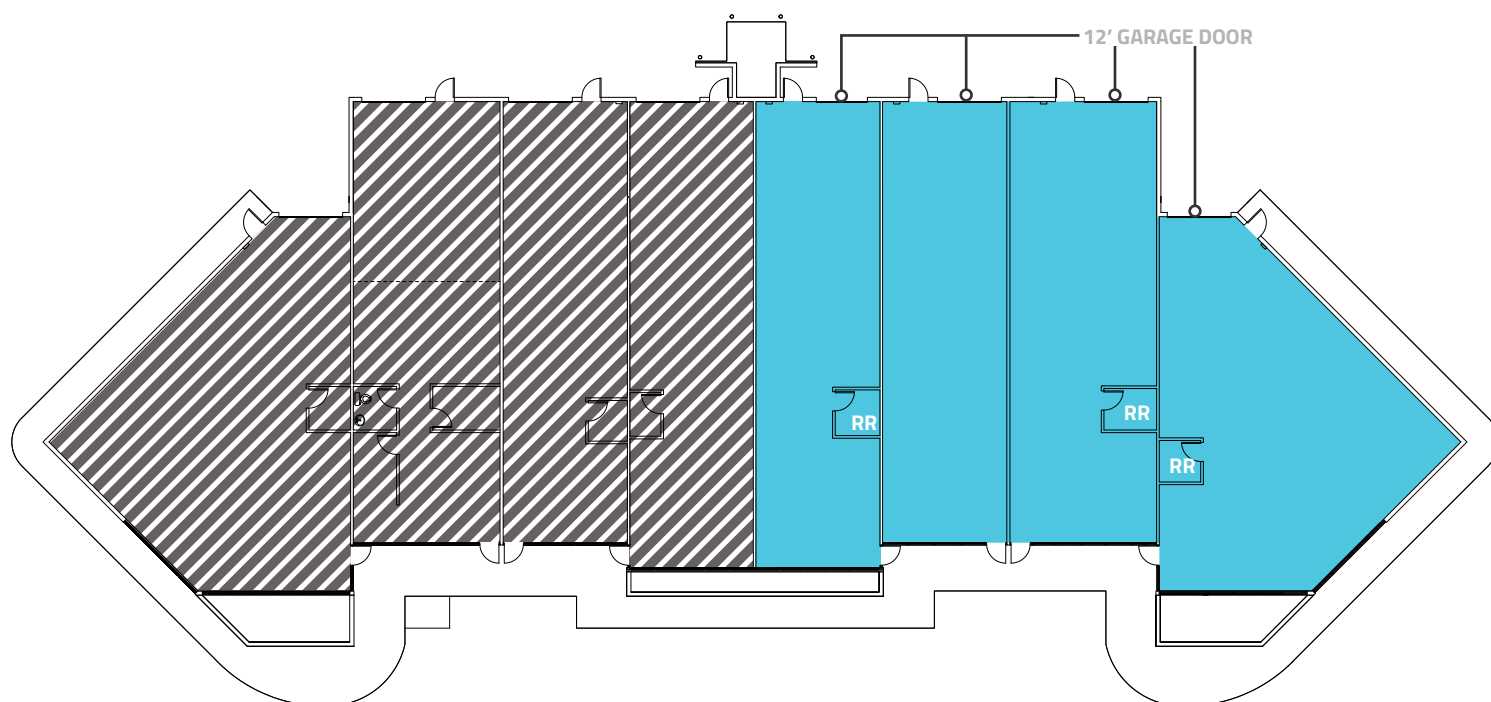
\$11.84 / SF (Est. 2026)

Available:

July 1st, 2026

PROPERTY FEATURES

- 50/50 open office to warehouse space
- Easy access to major highways
- Short drive to the many amenities in downtown Louisville has to offer.

**SUITES 102, 105-108: 12,806 SF**

All information furnished regarding this property is obtained from sources deemed reliable. Dean Callan & Company, Inc. makes no representation, guarantee or warranty, expressed or implied, as to the accuracy thereof.



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