



361 Centennial Parkway

Louisville, CO

Class A Office / Medical Space For Lease

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Property Info & Gallery

View Map

Suite 150	4,000 - 9,583 sq. ft.
Suite 220	5,727 sq. ft.
Suite 250	12,152 sq. ft.
Suite 300	28,342 sq. ft.
Lease Rate / sq. ft.	\$18.50 - \$22.50 NNN
Expenses / sq. ft.	\$10.00*

**Plus Utilities & Janitorial*

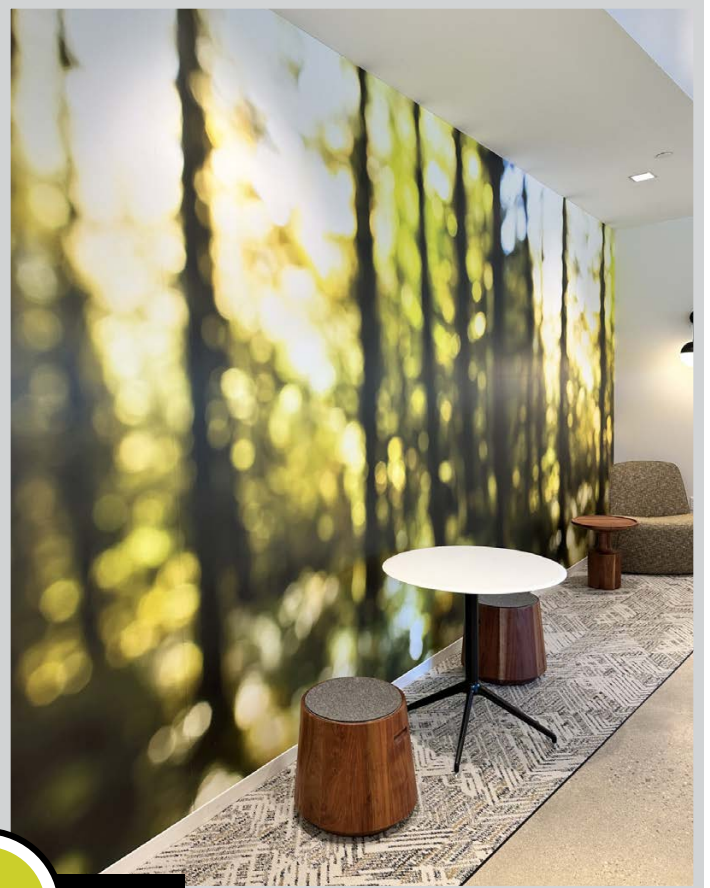
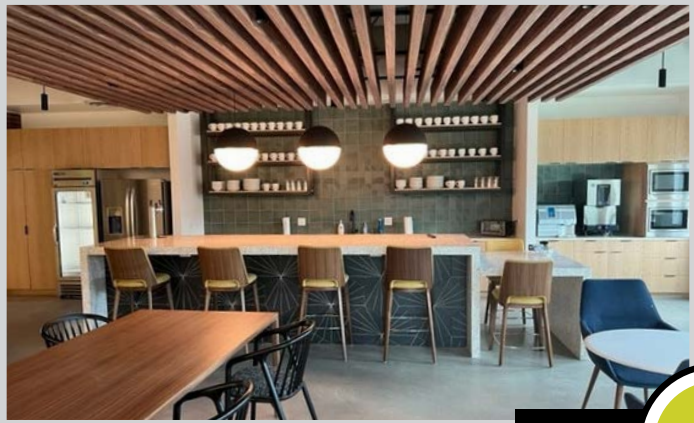
- Suite 220 Lease Incentive - \$15.00 NNN Year 1 Promo Rate!
- Suite 300 Lease Incentive - 1 Year Free Base Rent For 7 Year Lease!
- Suite 150 - Flexible Layout for Office or Medical with Prominent Visibility from Entry Lobby
- Suite 220 - Flexible Layout for Office or Medical, Kitchenette & Private Restroom with High-Image Entry off Elevator Lobby
- Spaces can be Combined for 15,310 - 55,804 sq. ft.
- Located in the Centennial Valley Business Park with Easy Access to All Amenities, Open Space / Trail, & Boulder & Denver Via Hwy 36
- Newly Upgraded Building Lobby
- Common Showers & Lockers
- Abundant Parking - 4.3:1,000 Ratio

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2305 Canyon Blvd, Suite 200, Boulder, CO 80302 • (303) 442-1040

The information included has been obtained from sources believed reliable. While we do not doubt the accuracy, it is unverified and no representation is being made.



VIDEO



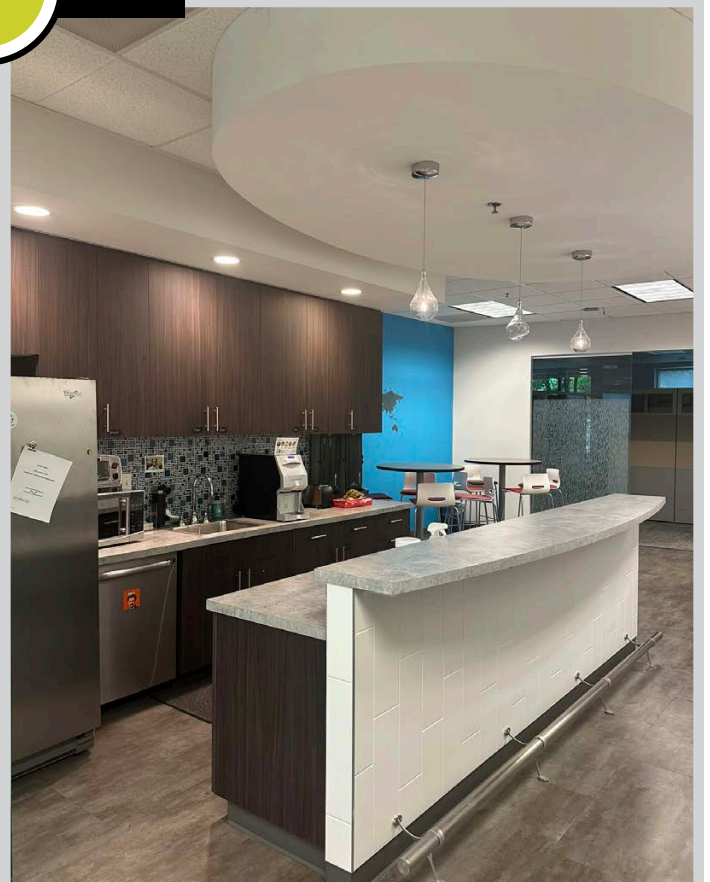
TOUR



*Designer Inspiration Image



*Designer Inspiration Image



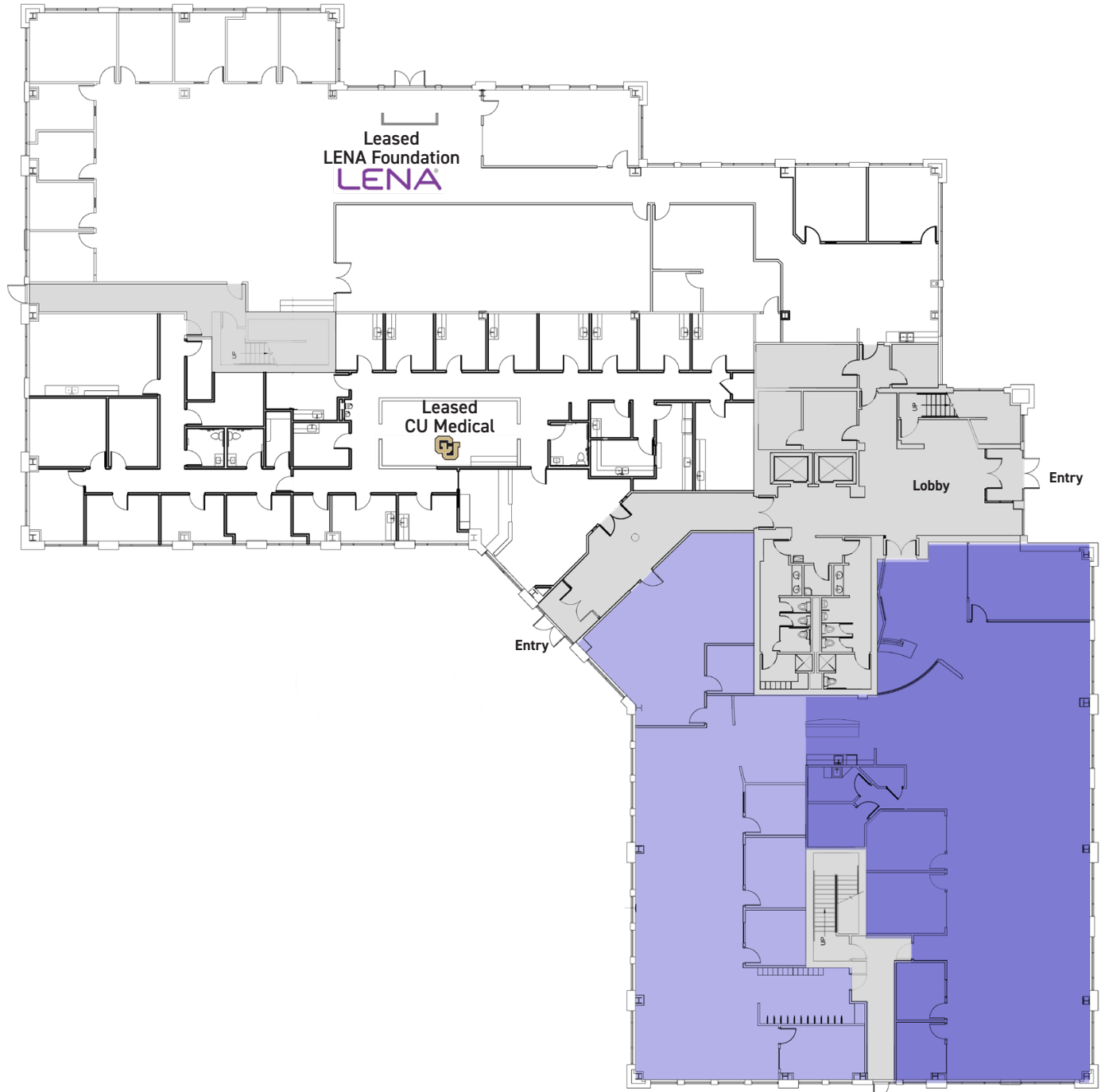


Retail & Services

- | | | |
|-----------------------|----------------------------|------------------------------|
| 1 The Home Depot | 13 Deluxe Nails | 25 La Quinta Inn & Suites |
| 2 Costco Wholesale | 14 High Point Chiropractic | 26 United States Post Office |
| 3 Ulta Beauty | 15 Boot Barn | 27 FedEx |
| 4 T.J. Maxx | 16 Pet Smart | 28 Courtyard by Marriott |
| 5 Michaels | 17 Verizon | 29 Hampton Inn |
| 6 CVS Pharmacy | 18 Whole Foods | 30 Chase Bank |
| 7 Super Target | 19 Goldfish Swim School | 31 Quality Inn |
| 8 Starbucks | 20 The UPS Store | 32 Huntington Bank |
| 9 Barnes & Noble | 21 Marketplace Dental | 33 US 36 Park N Ride |
| 10 Waxing the City | 22 Ethan Allen | |
| 11 Trael Fine Jewelry | 23 Tesla Superior | |
| 12 Chuck E. Cheese | 24 Phillips 66 | |

Restaurants

- | | |
|------------------------------------|-----------------------------------|
| 1 Misaki Japanese | 13 Phuket Thai |
| 2 Pharaohs American Grill | 14 Hana Japanese Bistro |
| 3 Casa Agave | 15 McDonald's |
| 4 Santiago's Mexican Restaurant | 16 Bao Asian Fusion & Sushi Bar |
| 5 Panda Express | 17 Domino's Pizza |
| 6 Panera Bread | 18 Paul's Coffee & Tea Louisville |
| 7 Crumbl Cookies | |
| 8 Bambei Brewing | |
| 9 Parma Trattoria & Mozzarella Bar | |
| 10 Old Santa Fe | |
| 11 Murphy's Tap House | |
| 12 Mile High Pho | |



*Space is Divisible to 4,000 sq. ft.

Suite 150
9,583 sq. ft.
\$18.50 NNN



