



DEAN CALLAN
& COMPANY INC

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DEAN CALLAN & COMPANY, INC.
1510 28th Street, Suite 200
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MEDICAL OFFICE SPACE FOR LEASE

**335 WEST SOUTH BOULDER ROAD
LOUISVILLE, COLORADO 80027**

Medical office suite available in a well-maintained medical/dental office building. 335 W. South Boulder Rd. has a beautiful common waiting area with common restrooms and an abundance of parking.

Unit 1 features multiple private offices/treatment rooms, ample storage, a large reception area, an open office area, and a private restroom.

Unit 6 features four private offices or treatment rooms, ample storage, and a large reception.

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

TERMS

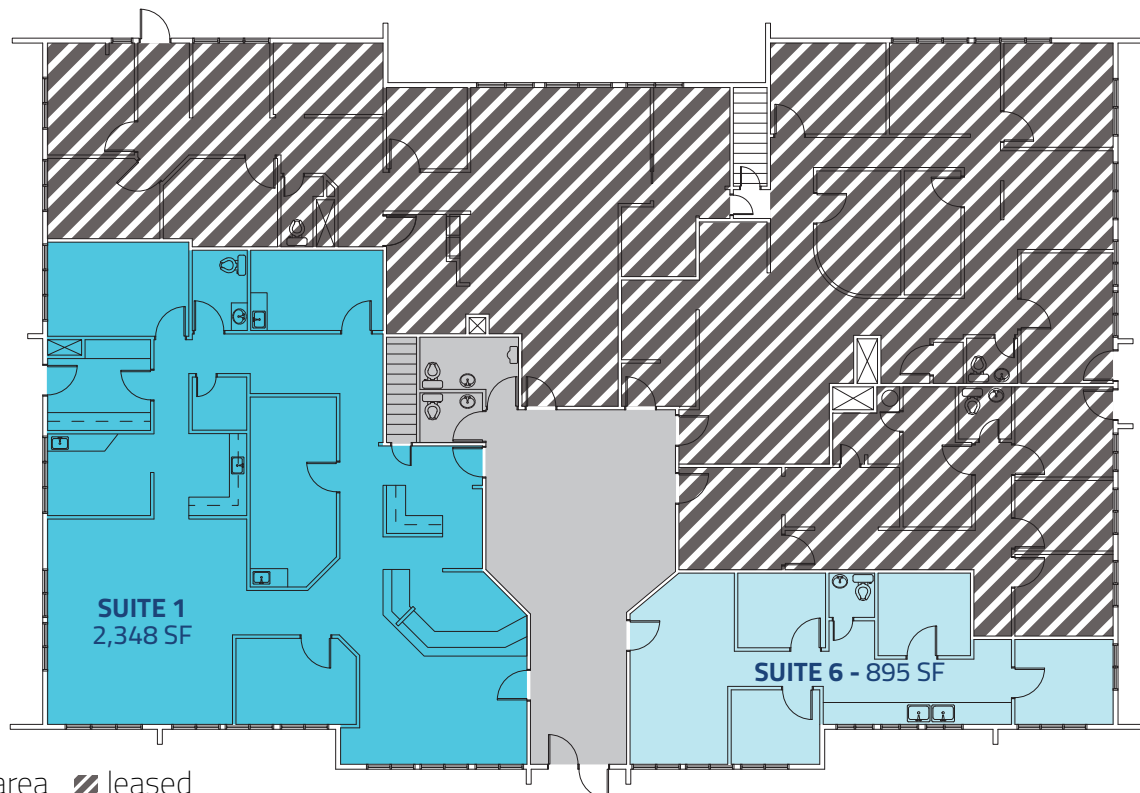
Suite 1 Size:	2,348 SF
Suite 6 Size:	895 SF
Base Lease Rate:	\$14.00 - \$18.00 / SF / NNN
Expenses:	\$14.15 / SF

PROPERTY FEATURES

- Great location
- Abundance of parking
- Well-maintained medical/ office building
- Short drive to numerous amenities nearby, including retail, restaurants, and parks



FLOOR PLAN



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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