



BEAU GAMBLE

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DEAN CALLAN & COMPANY, INC.

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OFFICE SPACE FOR LEASE

**371 CENTENNIAL PARKWAY, SUITE 100
LOUISVILLE, COLORADO 80027**

Located in the prestigious Centennial Valley Business Park, 371 Centennial Pkwy is centrally positioned between Boulder and Denver, which provides easy access to Highway 36, Northwest Parkway, and RTD bus routes. The property is within walking distance to a variety of amenities, including restaurants and shopping along McCaslin Blvd. The building features modern upgrades and high-end finishes, making it an ideal choice for businesses seeking a professional environment.

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

TERMS

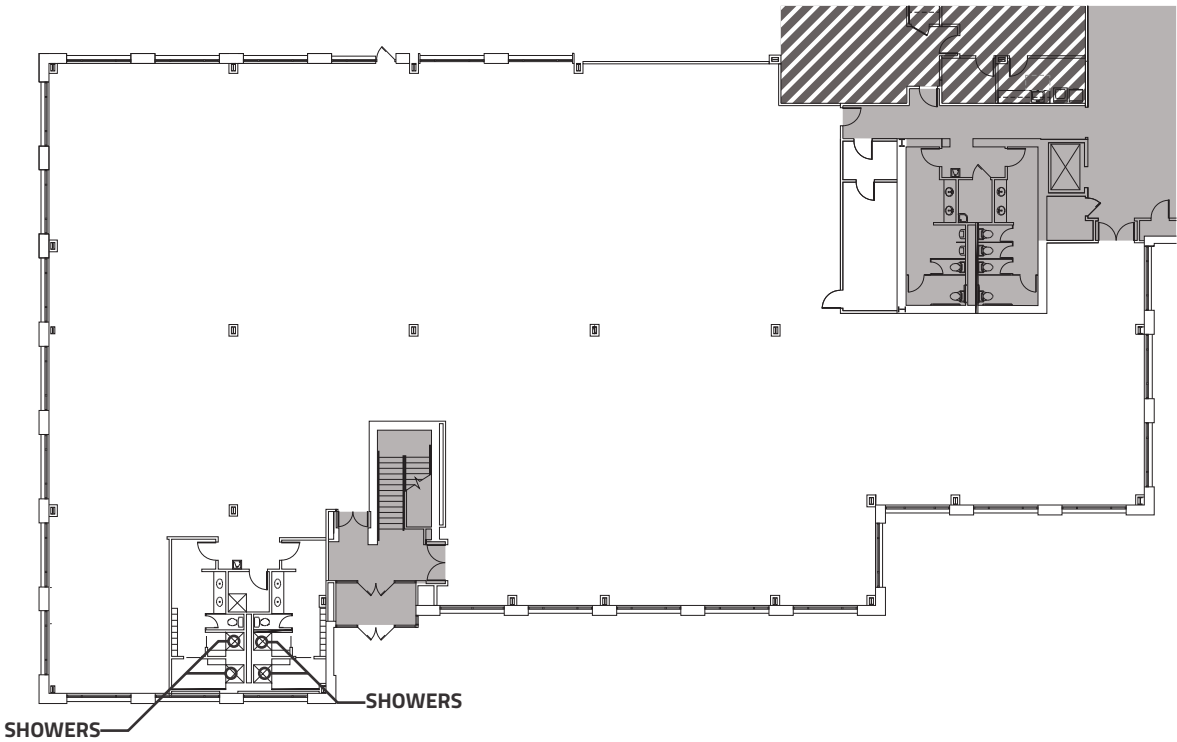
Suite 100:	15,662 RSF (Available: NOW)
Suite 200:	18,809 RSF (Available: April 1st, 2027)
Combined Suites 100-200:	34,471 RSF
Lease Rate:	\$29.50 / SF / FSG

PROPERTY FEATURES

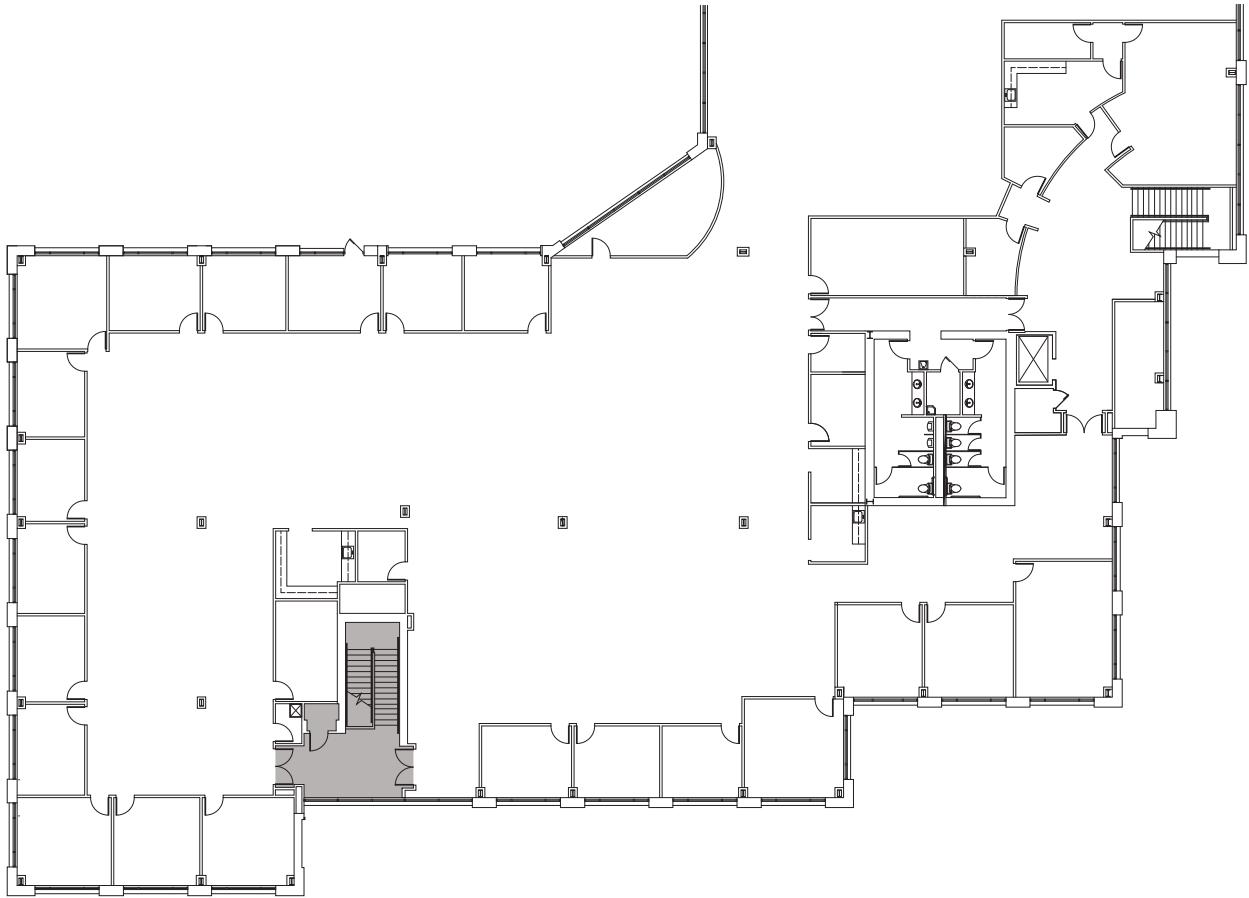
- **Suite 100 is a first-floor office space** in shell condition, ready for custom tenant finishes to suit your business needs
- **Suite 200, a second-floor office space**, is a large open office space lined with private offices, conference rooms, and kitchenettes. The views of the flatirons are unparalleled.
- **Dedicated restrooms with lockers and showers**
- **Fiber optic capability with modern building infrastructure**
- **Beautifully landscaped campus setting** in the prestigious Centennial Valley Business Park, featuring an outdoor courtyard
- **Large, efficient floor plate** with abundant natural light
- **Prime central location** between Boulder (just 5 minutes away) and Denver, with direct access to US Highway 36 (McCaslin Blvd) and Northwest Parkway
- **Excellent transportation access**, including nearby RTD bus routes
- **Walkable amenities** — restaurants, shopping, retail stores, hotels, and services located along McCaslin Blvd



SUITE 100 - 15,662 RSF



SUITE 200 - 18,809 RSF



leashed
common area



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OUTDOOR COURT YARD

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