

**357 McCaslin Blvd
Louisville, CO**

**2,353 - 12,128
Square Feet**

Office/Flex Space Available!

- **Exceptional Louisville Location:** Strategically located just west of McCaslin Blvd. and north of US-36, offering excellent accessibility and visibility
- **Flexible Space Options:** Open floor plans with adaptable square footage to suit a variety of business needs
- **Ideal for Multiple Uses:** Perfect for professional office setups, boutique fitness studios (yoga, pilates), and other wellness or service-based businesses
- **Shared Building Amenities:** Includes access to a communal fitness center, men's and women's restrooms, and elevator service
- **Ample On-Site Parking:** Generous surface parking available for both tenants/guests
- **Inviting Outdoor Spaces:** Spacious and well-maintained outdoor common areas, ideal for breaks, informal meetings, and more!
- **Surrounded by Local Amenities:** Walkable to a wide variety of restaurants, cafes, and retail offerings
- **Convenient Shopping Center Access:** Easy entry and exit points for customers and employees
- **Located in the Lower Level of Building**



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PROPERTIES

Contact us for more information:

leasing@teboproperties.com

303-447-8326

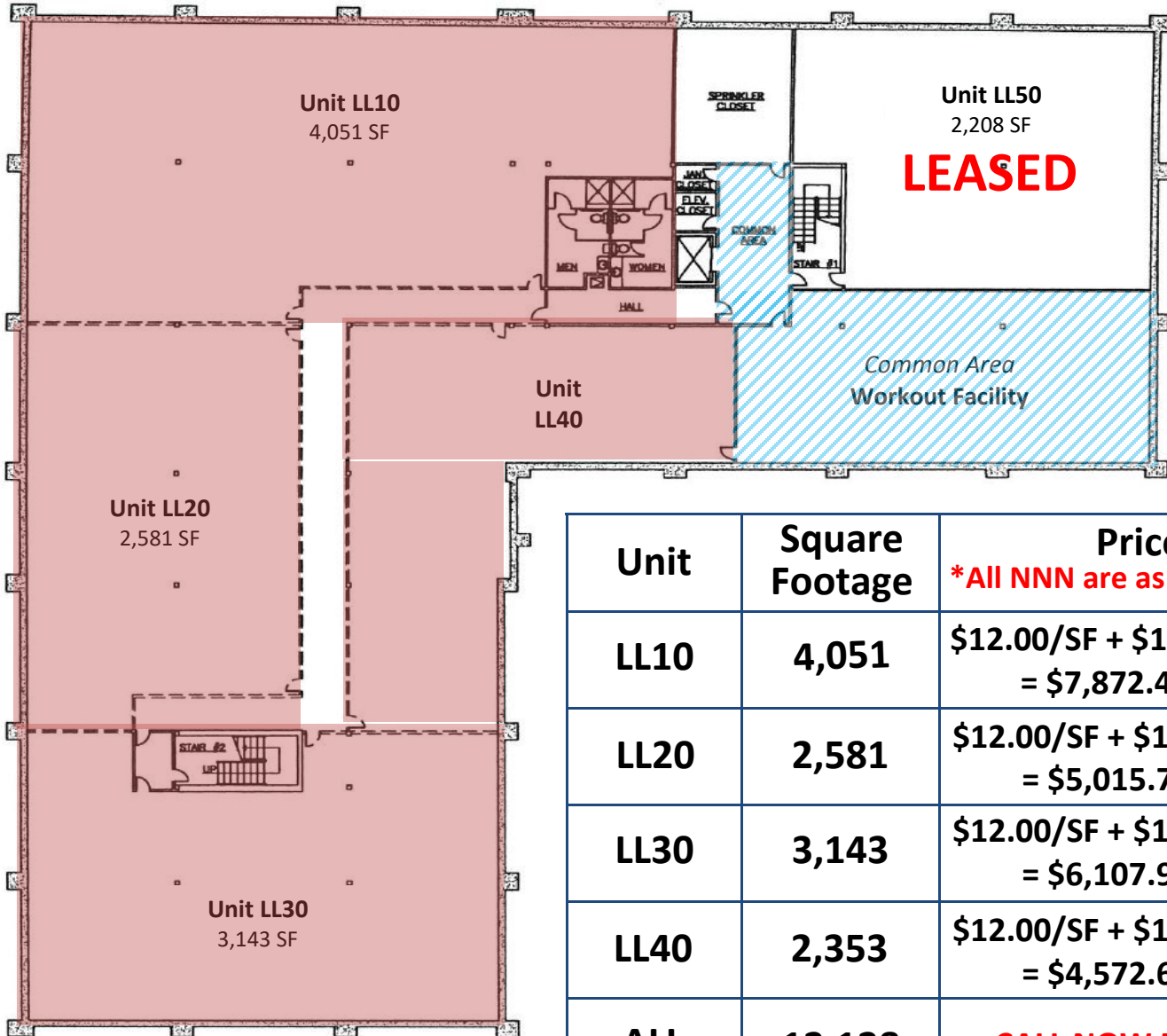
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OFFICE/FLEX SPACE FOR LEASE



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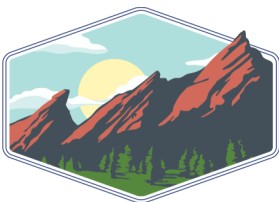
357 McCaslin Blvd., Louisville, CO



Unit	Square Footage	Price <i>*All NNN are as of 12/31/24</i>
LL10	4,051	\$12.00/SF + \$11.32 (NNN) = \$7,872.44/MO
LL20	2,581	\$12.00/SF + \$11.32 (NNN) = \$5,015.74/MO
LL30	3,143	\$12.00/SF + \$11.32 (NNN) = \$6,107.90/MO
LL40	2,353	\$12.00/SF + \$11.32 (NNN) = \$4,572.66/MO
ALL	12,128	CALL NOW FOR RATE!

 - Available for Lease

 - Common Area



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