



315 CTC Blvd

Louisville, CO

Flex / Office Building for Lease or Sale in CTC

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Property Info & Gallery

View Map

Available Space	49,400 sq. ft.
Sale Price	Inquire with Broker
Lease Rate / sq. ft.	\$15.50 NNN
Expenses / sq. ft.	\$7.43*

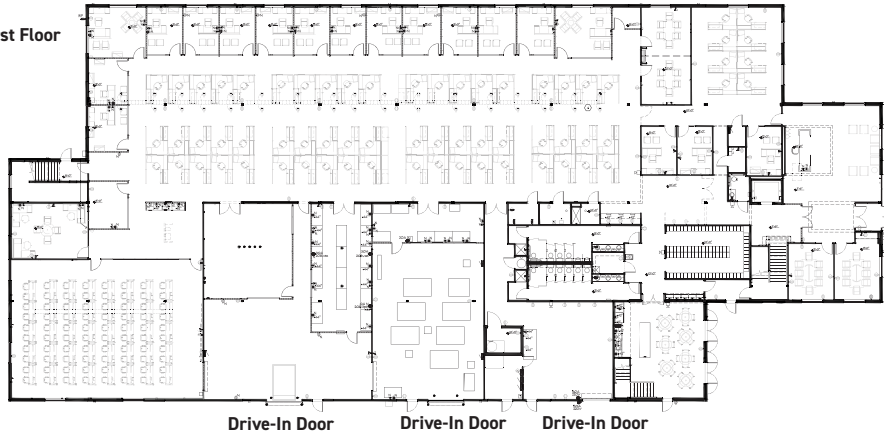
**Not Including Utilities*

- Building Consists of Office Split Across Two Floors with Some Warehouse/Lab Areas on the First Floor – Potential to Expand the Warehouse Footprint
- Office Space Features a Mix of Private Offices & Open Work Areas, Break Rooms, Conference Rooms & Reception Area
- Warehouse Includes 3 Grade Level Doors – 1 has Scissor Lift & 14' Clear Height
- Power: 500 KVA, 227/480 Volt, 3-Phase (To be Verified by an Electrician)
- Expansion Possibility – Up to 50,000 Additional sq. ft. can be Constructed
- Conveniently Located in the Colorado Tech Center with Easy Access to Hwy 36, Northwest Parkway & Hwy 287
- Minutes Away from Downtown Louisville with Restaurants & Many Amenities

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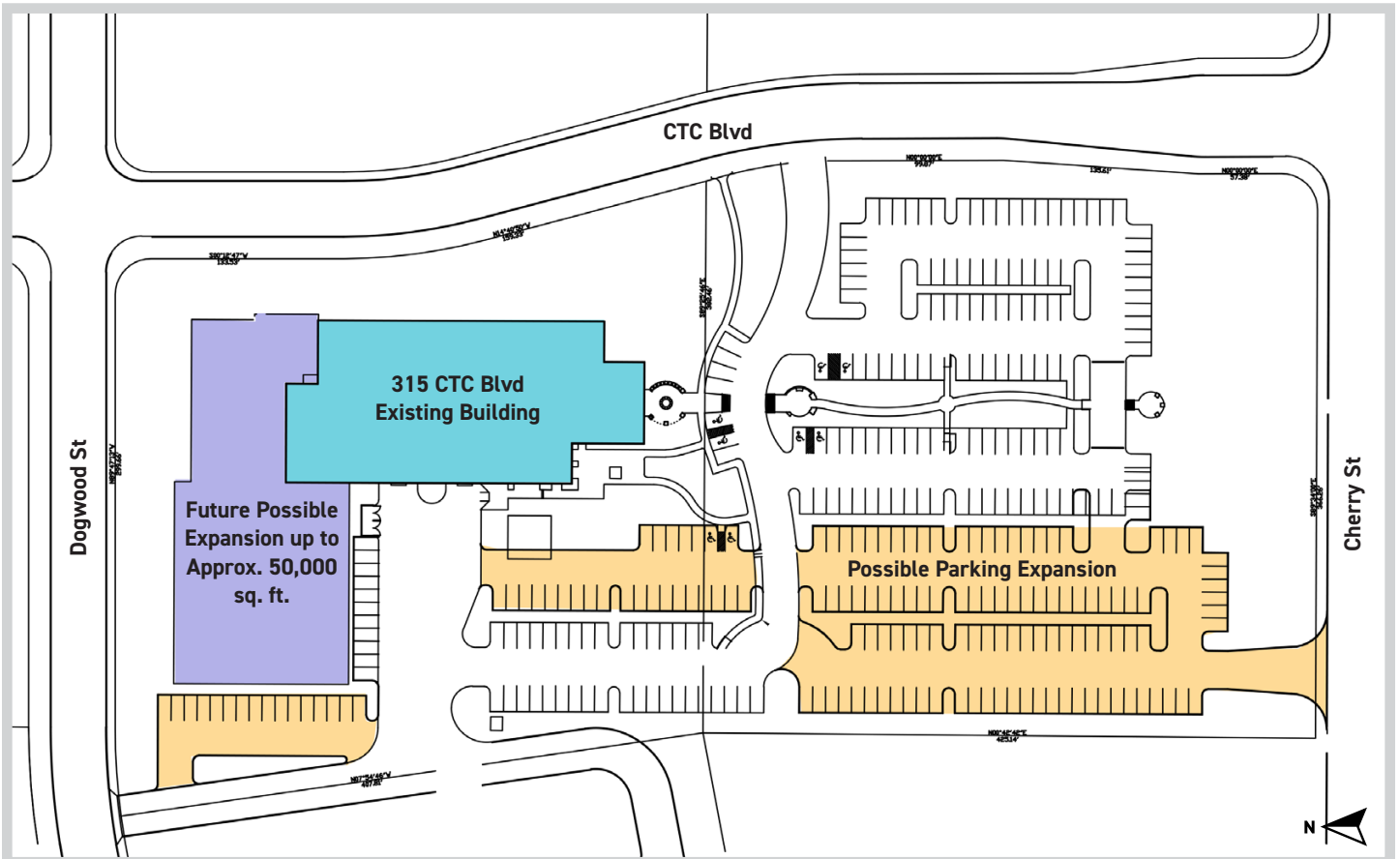
315 CTC Blvd

First Floor



Drive-In Door Drive-In Door Drive-In Door

Second Floor





LOADING AREA



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