



DEAN CALLAN

& COMPANY INC

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DEAN CALLAN & COMPANY, INC.

1510 28th Street, Suite 200

Boulder, Colorado 80303

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OFFICE SPACE FOR LEASE

STATE MERCANTILE BUILDING
801 MAIN STREET
LOUISVILLE, COLORADO 80027

Experience the perfect blend of economic opportunity and small-town charm in the heart of Old Town Louisville. The Historic State Mercantile Building offers an inviting atmosphere and a close-knit community, making it an ideal location for your retail or office venture. Embrace the chance to be part of this thriving, picturesque setting where tradition meets innovation and opportunity.

[Call us for more information and to set up a tour.](#)

TERMS

Suite 030:

541 SF

Lease Rate:

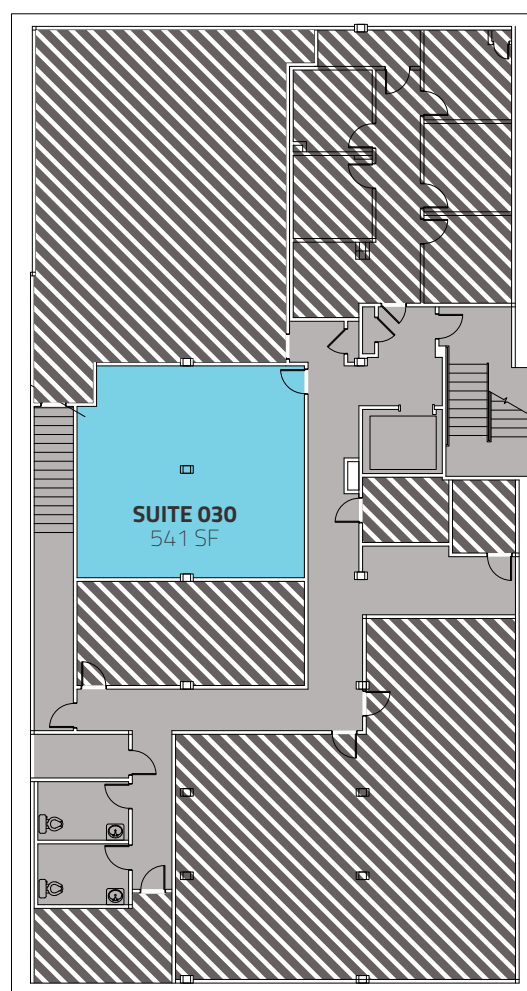
\$22.00 / SF / Modified Gross
(~\$992/MO MG + Prorated Utilities)

PROPERTY FEATURES

- The State Mercantile building has an elevator and ADA compliant bathrooms
- Giovannitti Coffee Roasters is at the main entrance of the building
- Unparalleled visibility and foot traffic
- Signage opportunities available
- Located in amenity-rich downtown with Pica's Taqueria, Sushi Yoshi, The Melting Pot, Waterloo, Lulu's BBQ, Henry's Bar & Grill, Bittersweet Cafe, The Huckleberry, Sweet Cow, Moxie Bread Company, Assorted Goods and Candy, 12Degree Brewing, Gravity Brewing . . . Plus, yoga, bike paths, bus stops, and a wide variety of niche retail users



GARDEN LEVEL



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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