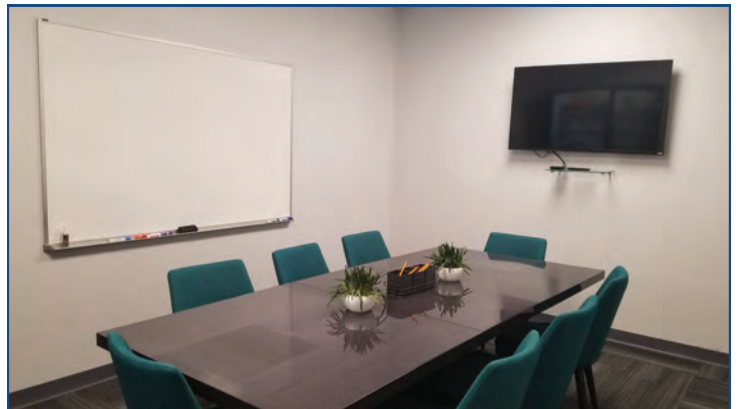


331 S. 104th Street
Louisville, CO

800 - 35,539
Square Feet

Office and Lab Space Available!

- Prime office space located in the bustling Colorado Tech Center
- Beautifully built-out suites with upgraded finishes, and raw 2nd floor office space
- Plenty of window line for ample natural light
- Separate exterior entrances for ease of access for customers and employees
- Open bullpens and private offices, multiple conference rooms, ability to build new walls and finish to tenant's needs
- Many amenities including showers and lockers, restrooms, kitchenette in-suite
- Abundant parking



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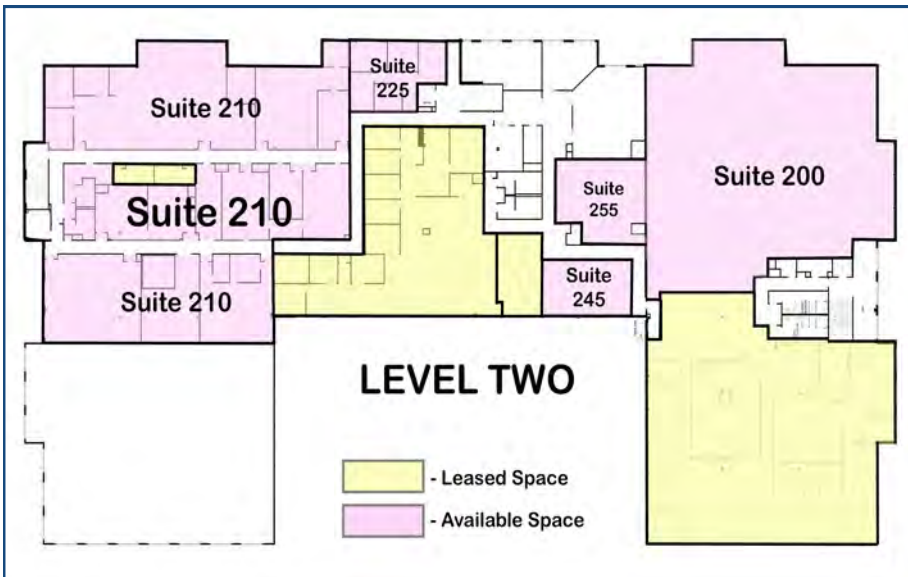
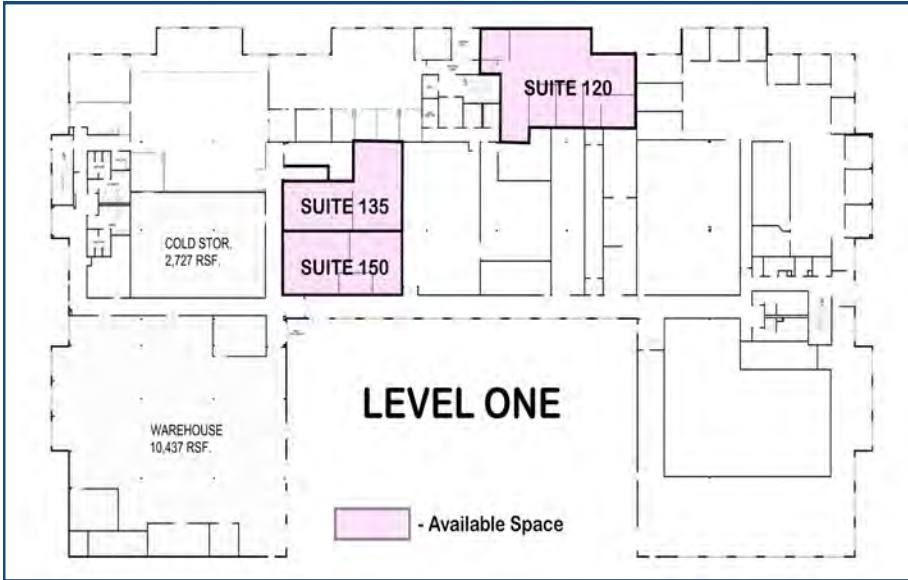
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OFFICE/LAB SPACE FOR LEASE

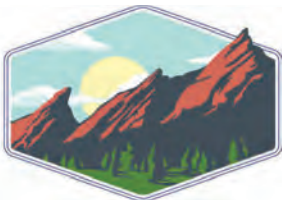


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331 S. 104th Street, Louisville, CO



Unit	SF	Price
120	2,618	\$15.00sf + \$6.60 NNN = \$4,712.40/Month
135	1,552	\$2,250.00/Month + Utilities
150	1,629	\$15.00sf + \$6.60 NNN = \$2,932.20/Month
200	9,860	\$15.00sf + \$6.60 NNN = \$17,748.00/Month
210	16,716	\$15.00sf + \$6.60 NNN = \$30,088.80/Month
225	1,214	\$15.00sf + \$6.60 NNN = \$2,185.20/Month
245	1,150	\$15.00sf + \$6.60 NNN = \$2,070.00/Month
255	800	\$15.00sf + \$6.60 NNN = \$1,440.00/Month



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