



325 W South Boulder Rd

Louisville, CO



Steve Sims

steve@gibbonswhite.com
(303) 586-5932

www.gibbonswhite.com

Photos & Video Tour

View Map

Professional Office or Medical Space - Major Leasing Incentive!

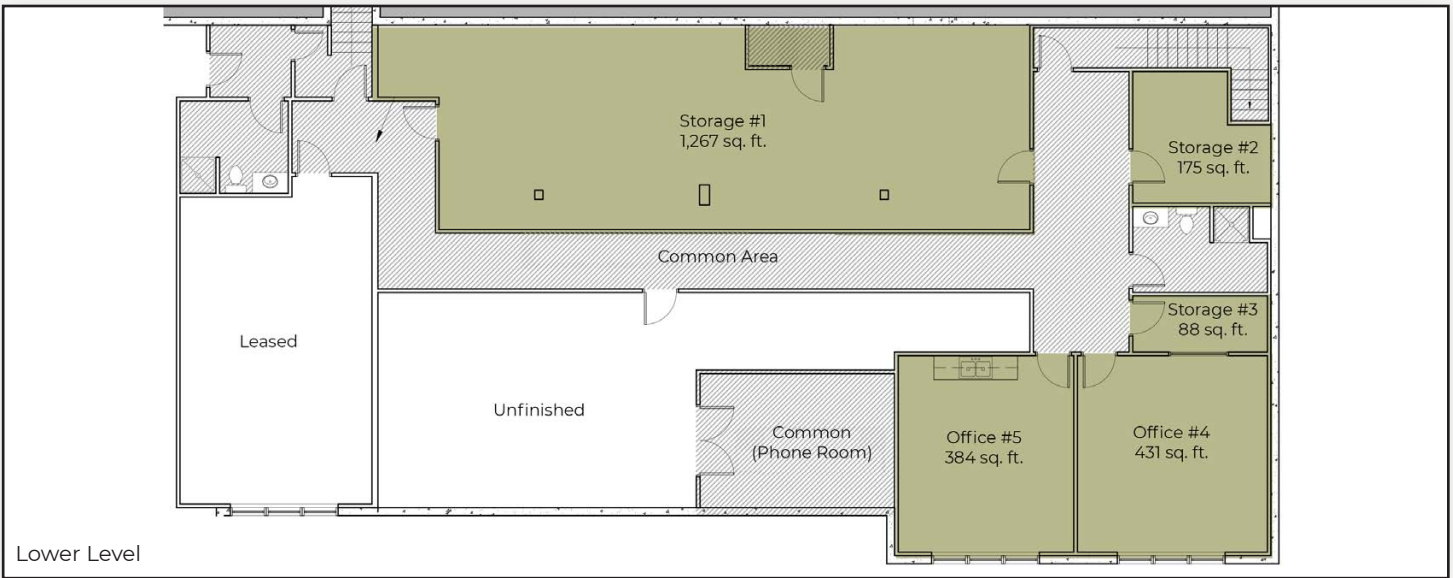
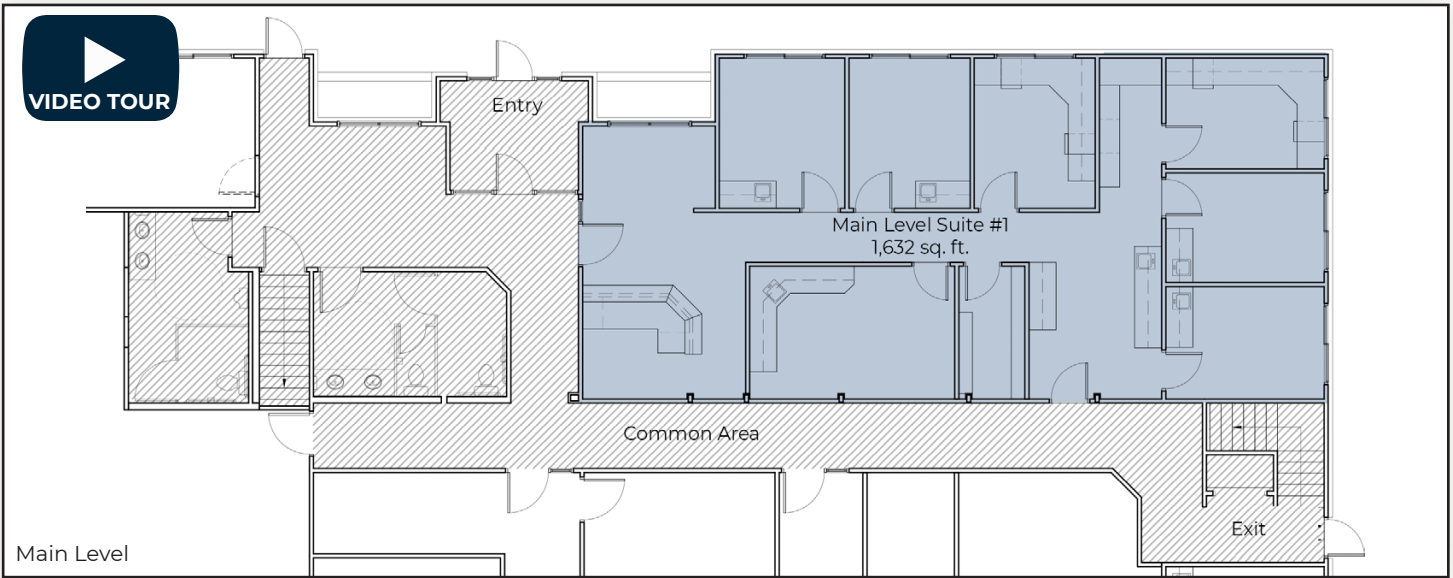
| Suite | Size | Lease Rate |
|------------------------------|---------------|----------------------------------------------------|
| Main Level Suite (#1) | 1,632 sq. ft. | \$17.00 NNN \$12.00 NNN (\$6.94) |
| Lower Level Office (#2 - #5) | 1,078 sq. ft. | \$2,500 / Month Gross |
| Lower Level Storage (#1) | 1,267 sq. ft. | \$995 / Month Gross |

- **Introductory Rate for 2020!** Rate Starting in 2021 is \$17.00 NNN
- Main Level Suite #1 Offers 7 Private Treatment Rooms & Easy Access to Main Entrance
- Majority of Lower Level Available with Option to Lease Office & Storage Spaces Separately
- Lower Level Suites #4 - #5 Feature Large, South-Facing Windows
- Great Visibility with Signage Along South Boulder Road
- Ample Parking
- Close Proximity to Amenities Such as Alfalfa's Market, Walgreens & a Wide Variety of Shops & Restaurants - Just Minutes from Downtown Louisville!

The information included has been obtained from sources believed reliable. While we do not doubt the accuracy of the information, it has not been verified and no guarantee, warranty, or representation is being made.



2305 Canyon Blvd, Suite 200, Boulder, CO 80302 - (303) 442-1040



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