



CANTILEVERS
COLORADO TECH CENTER



· BRAND NEW CONSTRUCTION · CLASS A OPPORTUNITY ·
· POTENTIAL CORPORATE CAMPUS IDENTITY ·

CANTILEVERS
COLORADO TECH CENTER



OFFICE SPACE FOR LEASE
1411 SOUTH ARTHUR AVENUE | LOUISVILLE | COLORADO

FOR LEASING
INFORMATION
CONTACT



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TOTAL RENTABLE SQUARE FOOTAGE - 89,470 RSF
LEASE RATE - NEGOTIABLE
EXPENSES - EST. \$12.00/SF



This is the quintessential Colorado office space with spectacular views of the Boulder Flatirons, Indian Peaks Wilderness, and a nearly 180 degree of the Front Range. Office space along the Mountain side captures a specific view of the mountains and the Boulder County open space. Patios and balconies allow you to open up and really step out in the picturesque Colorado environment.



The second story office has approximately 19' ceilings, floor to ceiling windows, and mezzanines that create open and inviting spaces. In addition, the second story space has multiple private balconies.



ARCHITECTURE

- Progressive architectural design that leverages both beauty with functionality
- Cross-Laminated Timber construction that provides both structural support and beautiful design
- Mezzanines
- Secure underground private parking garage (37 spaces) and covered surface parking

TECHNOLOGY

- Highly energy efficient building envelope
- High-efficiency heating, cooling and ventilation
- Infrastructure to support heavy technology users
- High-speed Internet service via Comcast Business fiber optic
- Electric vehicle (EV) charging stations



SURROUNDING AREA

- Stunning views of the front range mountains and Boulder Valley
- Easy access to coffeehouses, bakeries, restaurants, and breweries
- Plenty of places to support your physical well-being through indoor climbing, fitness, CrossFit, yoga, golf, and more
- A network of Boulder County bike paths and trails for the active lifestyle
- Closely situated to the mountains for hiking, skiing, camping, mountain biking and other outdoor activities
- Well located near Boulder, Denver, Hwy 36 and Hwy 287
- A new access road off 96th Street is planned by the city to go in along the southwest border of the property

PUBLIC SPACES

- The Plaza outdoor hardscaped courtyard
- Reflecting pool with infinity edge waterfall and rock garden
- Secure indoor bike parking
- Lobby with contemporary furnishings and fireplace
- Walking path on property
- Public dog run area