



# Office For Lease

## 248 Centennial Parkway

Louisville, CO 80027

### Building Highlights

Building Size	39,322 SF
Space Available	13,558 SF
Lease Rate	\$14.00 - \$14.50 NNN
TI Allowance	Negotiable
2018 CAM Est.	\$5.78 / SF
Parking Ratio	3.25 : 1,000 <i>(additional street parking available)</i>
Ceiling Height	16'0"
Drive-in Doors	9

### Property Features

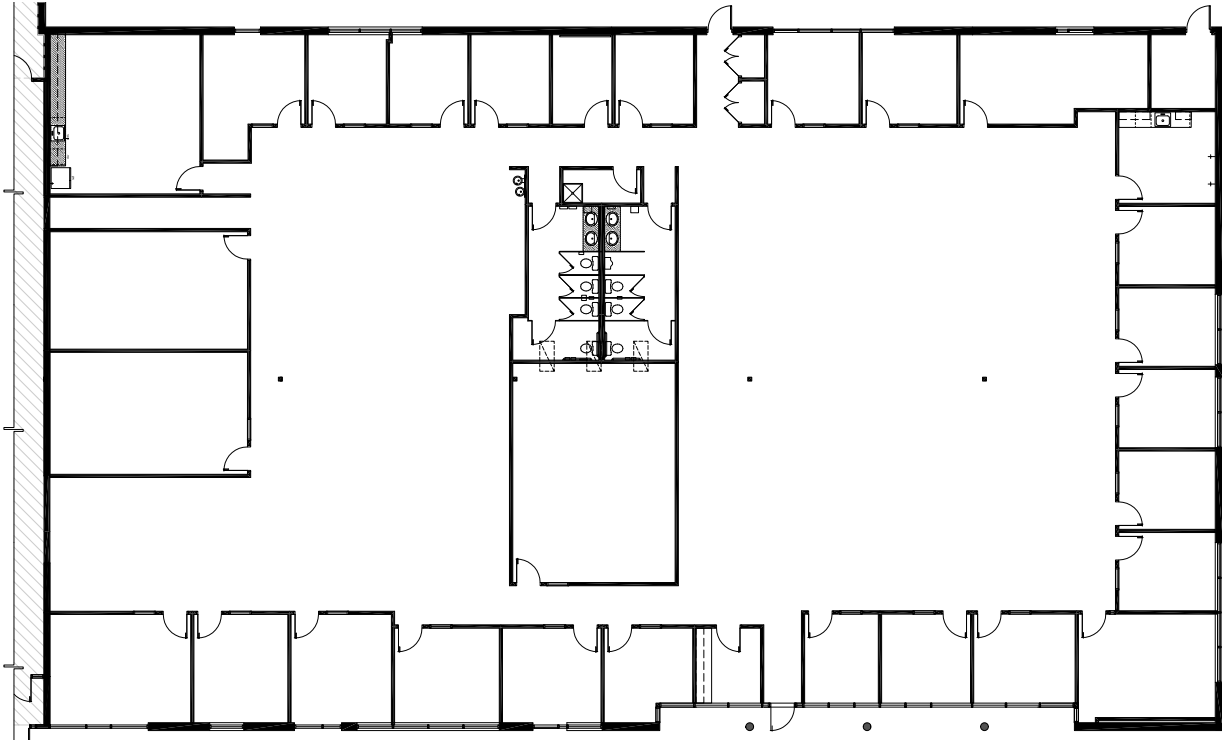
- High-end eclectic building with open and exposed ceilings
- Located just north of Highway 36, via McCaslin Boulevard, just 5 minutes from Boulder and 15 minutes from Denver and 40 minutes from Denver International Airport
- Individual, exterior suite entrances with 24 / 7 control of HVAC
- Located in close proximity to restaurants, shopping and theatres





# 248 Centennial Parkway

Suite 100 - 13,558 SF - Available Q3 2018



For leasing information, please contact:



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Owned and operated by:

