

FOR LEASE - GATEWAY PROPERTIES

818-864 W. South Boulder Road, Louisville CO

Up to 6 months free base rent!!



Property Highlights

Space Available:	18,423 square feet
Divisible:	To approximately 1,477 square feet
Lease Rate:	\$13.00 - \$14.00 / square foot NNN
Expenses:	\$8.74 - \$9.06 / square foot + utilities
Tenant Finish:	Unfinished Space - \$25/SF Finished Space - \$10/SF
Parking:	1 per 174 SF
Signage:	Monument and suite entrance

Additional Information

This attractive campus of medical and professional office condos for lease or sale in Louisville boasts high quality construction, great views, easy access from South Boulder Road and high visibility. T-1 and Comcast internet service available in all buildings. Storage space available for lease. Generous tenant finish allowance offered.

3rd Quarter 2011



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The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness.

Total Space Available to Lease:

818 W. South Boulder Road	6,145 square feet
842 W. South Boulder Road	1,477 - 4,585 square feet
850 W. South Boulder Road	1,489 - 3,108 square feet
864 W. South Boulder Road	1,477 - 4,585 square feet

Ready to Occupy Office Suites Available:

818 W. South Boulder Road, Suite 100	6,145 SF - Available 12/1/11 (currently pediatric doctor's office)
842 W. South Boulder Road, Suite 100	1,619 SF (former doctor's office)
842 W. South Boulder Road, Suite 201	1,477 SF (former physical therapy office)
864 W. South Boulder Road, Suite 100	3,108 SF (former oral surgeon's office)



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