

FOR LEASE or SALE

Gateway Properties

818-892 W. South Boulder Road



This attractive campus of medical and professional office condos in Louisville boasts high quality construction, great views, easy access from South Boulder Road and high visibility. Storage space available for lease or included in sales price. Generous \$40/sq ft tenant finish improvement allowance with sale of condo units. T-1 internet service available in all buildings.

FINISHED OFFICES AVAILABLE:

Suite 220 - 1,193 sq ft former chiropractor's office - \$14.00/sq ft

NNN

Suite 210 - 1,619 sq ft former doctor's office - \$13.50/sq ft NNN

2,950-5,918 sq ft office space with large kitchen and 3 separately cooled labs - \$13.50/sq ft NNN

Please call to set a showing.

- 818 W. So. Boulder Rd: 3,014 sq ft
- 842 W. So. Boulder Rd: 1,193- 4,301 sq ft
- 850 W. So. Boulder Rd: 1,489-3,108 sq ft
- 864 W. So. Boulder Rd: 1,477 sq ft
- 892 W. So. Boulder Rd: 2,950-5,918 sq ft
- Lease Rate: \$13.00-14.00/sq ft NNN
- Expenses: \$9.00-\$10.91/sq ft
- Sale Price: \$260-\$280/sq ft
- Tenant Finish: Allowance \$25/sq ft (lease), \$40/sq ft (sale)
- Parking: 1 per 174 sq ft
- Signage: Monument and suite entrance
- Load Factor: Bldg 1: 21.74%, Bldgs 2-4: 18.92%, Bldg 5: 18.57%



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