

199 S. TAYLOR AVE

LOUISVILLE, CO

Office/Flex/R&D
± 1,500 SF - 37,000 SF
Available Now
For Sale or Lease



New Modern Construction



Standalone Single Story Building



Multiple Demising Options



Ability to Purchase Desired SF as Condo



Mountain Views



Parks, Trails & Open Space



Contemporary Design + Stimulating Environment

Want Improved Productivity? Upgrade Your Workspace



FOR SALE \$275 SF - \$315 SF FOR LEASE \$25 NNN - \$27 NNN OPEX \$6 SF



Class A Building



Mountain Views



Natural Light and Access to Outdoor Space



No Elevators



Individual Private Entrances



Enhanced Safety



Nearby Trails And Open Space



Numerous Restaurants in Close Proximity



Clear Height 23.6' - 25.6'



Loading Ten (10) glass drive-in doors



Parking 3.56 / 1,000



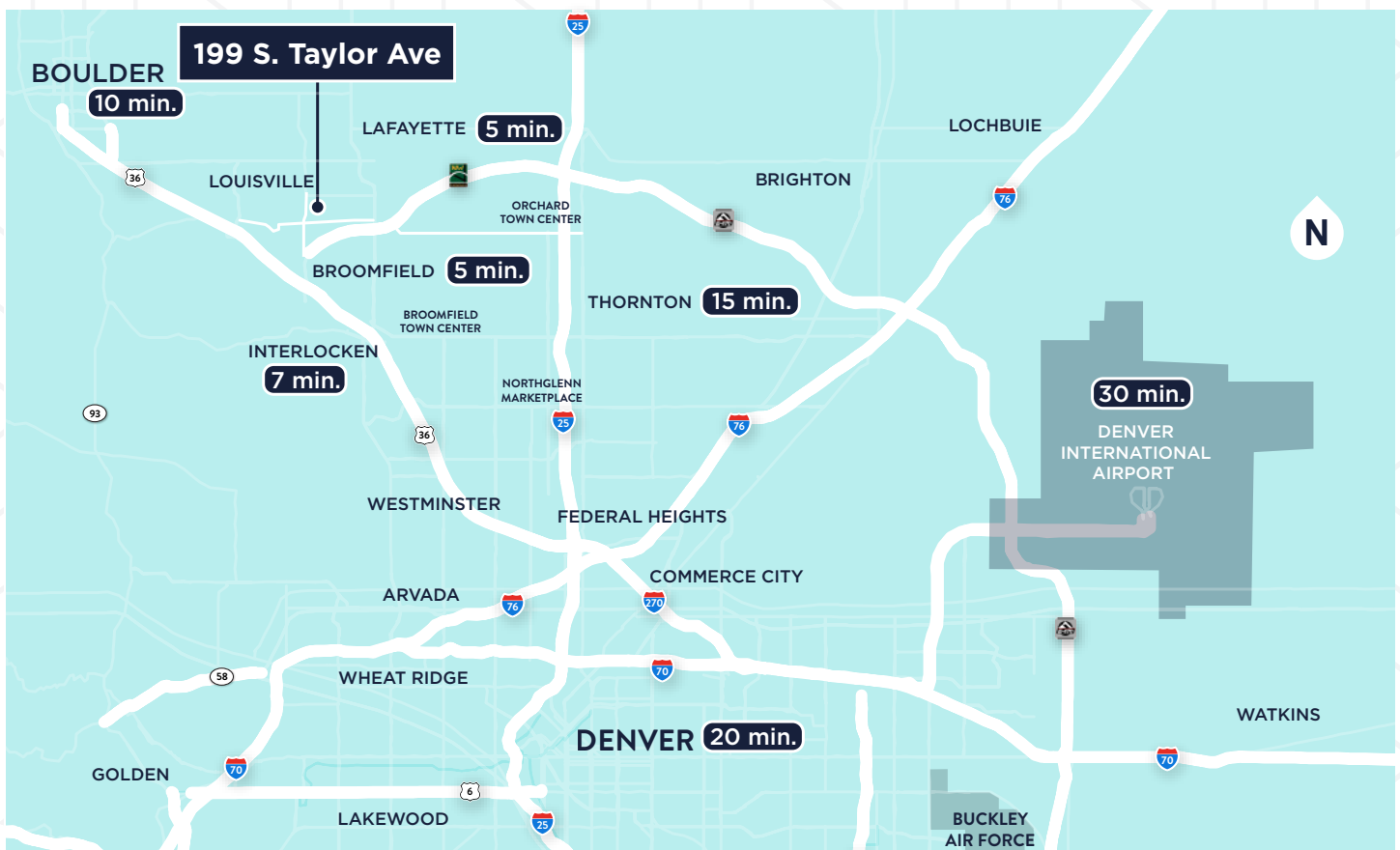
Power 1,600 amps 120/208v 3 phase



Strategically Located = Attract and Retain Top Talent



Louisville has numerous award winning restaurants, lively coffee shops & breweries and a historic downtown with unique retail offerings, as well as nature trails and open space



FOR LEASING AND SALES INFORMATION, CALL:

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