

**410 S. Arthur St**  
Louisville, CO 80227

**FOR LEASE**  
Office / Flex Warehouse



**Easy Access to Boulder, Denver and DIA**

**Building Size:** 16,987 sf / 6,820 sf (40% GBA) Flex Warehouse with 18' Ceilings  
Plus 750 sf Mezzanine

**Lot Size:** 54,782 Sq Ft / **Parking:** 49 Spaces

**Electrical:** 3-Phase 480 volt 800 amp / **Taxes:** \$53,345 (2016)

One 10' x 12' Drive in Door and Two 9' x 10' Dock High Doors (Hydraulic Lift)

**For Lease:** \$12.50/sf NNN



5440 Ward Road #110, Arvada, CO 80002 | 303-420-5352  
1019 8th Street #250, Golden, CO 80401 | 303-277-1322  
Each office independently owned & operated

**Karen Levine**

303-877-7516

karenlevine@remax.net

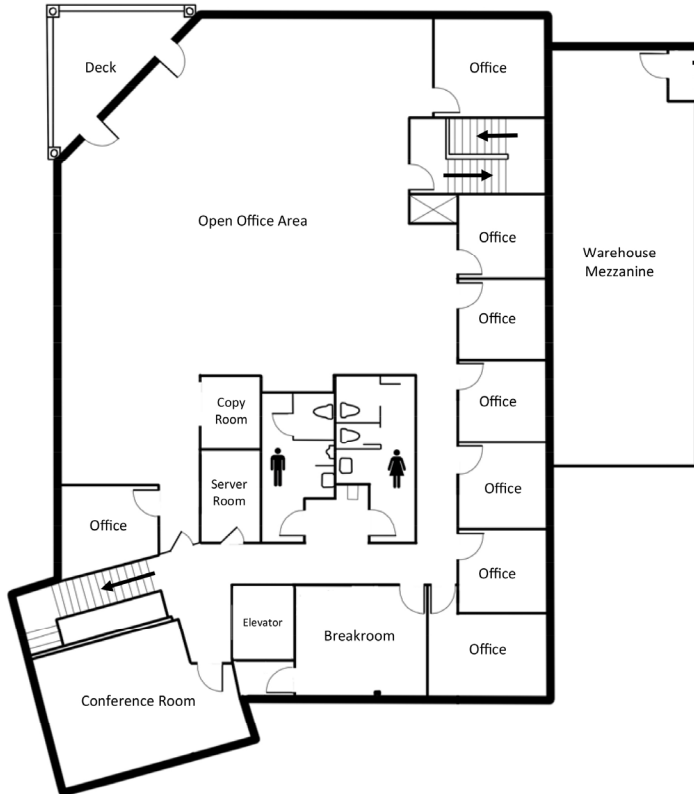
**Fran Schneider, CCIM**

720-988-3876

fshneiderCCIM@hotmail.com

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**Square Footage**

<b>First Floor:</b>	11,964 sf
<b>Second Floor:</b>	5,032 sf
<b>TOTAL:</b>	16,987 sf
<b>Warehouse:</b>	6,820 sf (40% GBA)
<b>Ceiling Height:</b>	18'
<b>Mezzanine:</b>	750 sf



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Entire Gross Building Area	16,987 sf	
<b>First Floor</b>	<b>11,964 sf</b>	<b>CAM Charges</b>
Warehouse Space	6,820 sf (40% GBA)	October 2015 through September 2016
Mezzanine	750 sf	Elevator Expenses \$ 2,639.01
<b>Second Floor</b>	<b>5,023 sf</b>	Grounds Care \$ 7,570.68
Year of Construction	2001	Maintenance Fee \$ 3,900.00
Lot	54,782 sf (1.26 ac)	Association Fees \$ 254.76
Parking	49 Spaces	Taxes \$ 53,345.00
	(2 Handicapped)	Insurance \$ 5,458.00
Taxes:	\$53,345 (2016)	
Warehouse	6,820 sf (40% GBA)	
Ceiling Height	18"	
Drive In Door	10' x 12'	
	Hydraulic Lift	
Dock High Door	TWO - 9' x 10'	
Electrical	3-Phase	
	480 volt - 800 amp	
Sprinkler	Yes	
HVAC	9 RTU's	
	Includes a VVT System with 3 zones	
Lighting	LED	



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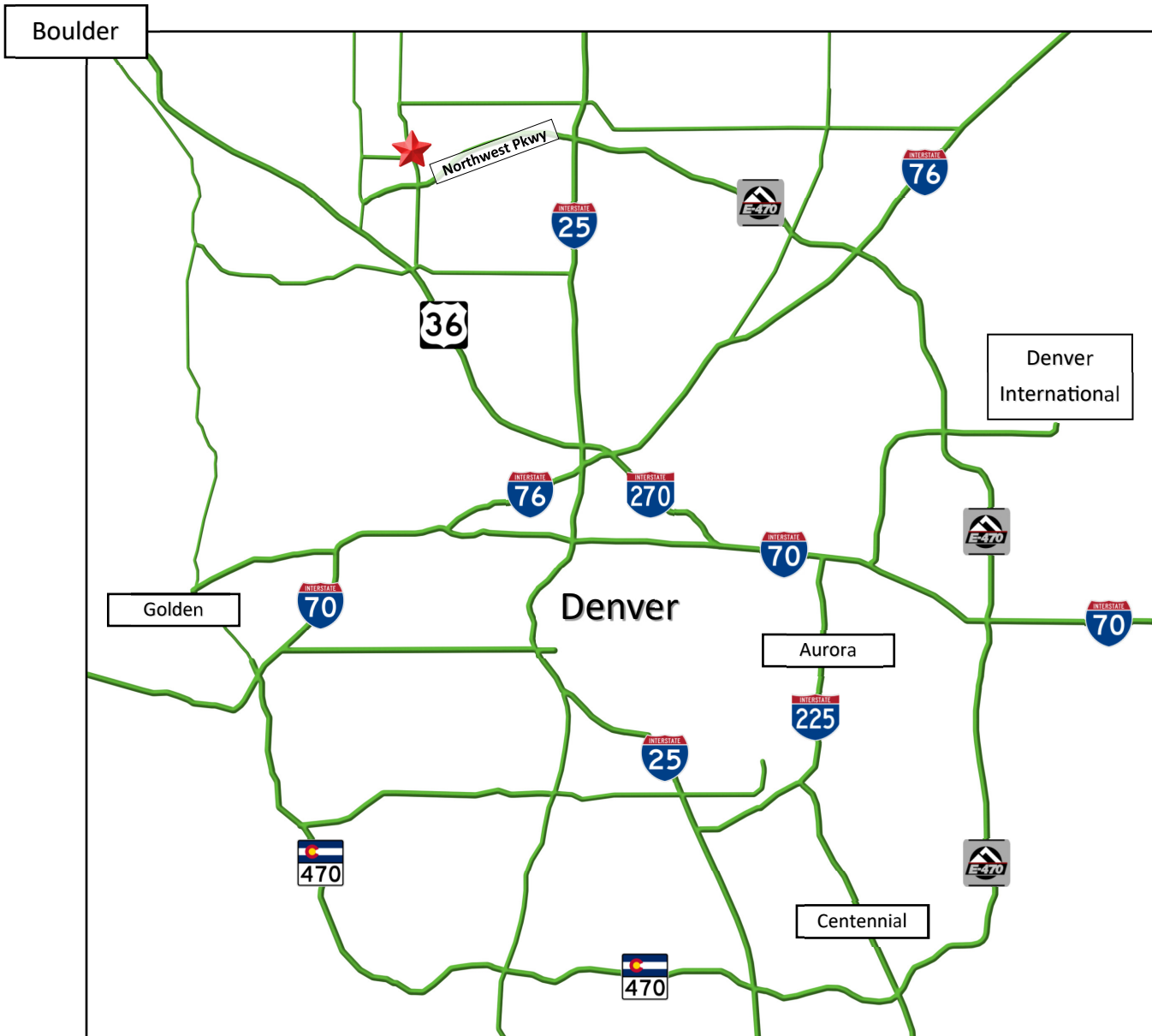
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