

**11,329 SF**  
CREATIVE SPACE AVAILABLE

**LINK@ LOUISVILLE**

1172 CENTURY DRIVE AND 248 CENTENNIAL PARKWAY  
LOUISVILLE, CO 80027



## DETAILS

COUNTY: BOULDER  
TOTAL SF: 88,832 SF  
YEAR BUILT: 1996  
AVAILABLE: 11,329 SF  
LEASE RATE: \$18.50 NNN  
PARKING: 3.7/1,000 SF

- DIRECT SUITE ACCESS
- RECENTLY RENOVATED SEMI PRIVATE RESTROOMS WITH SHOWERS
- DEDICATED HVAC UNITS SERVICING TENANT SPACE

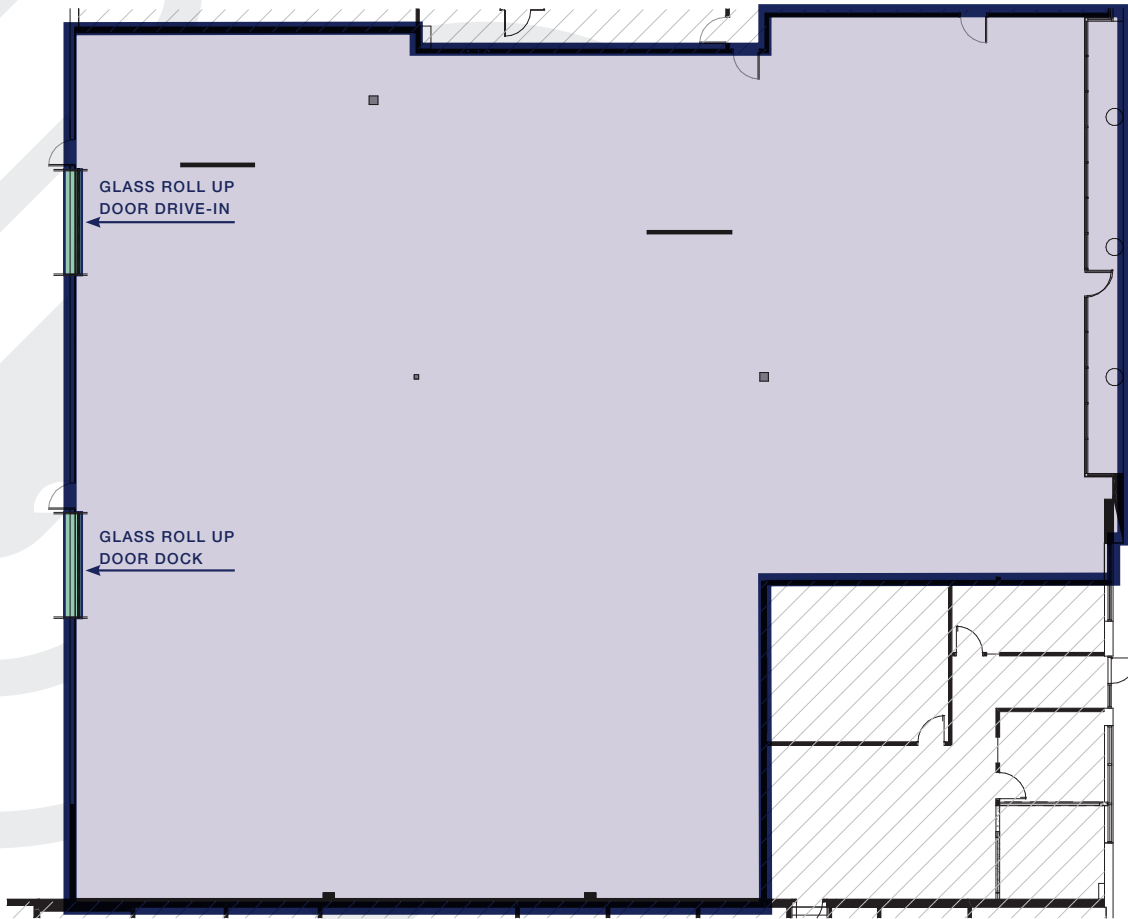
FOR MORE INFORMATION CONTACT:

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**SUITE 240 FLOORPLAN - 11,329 SF**

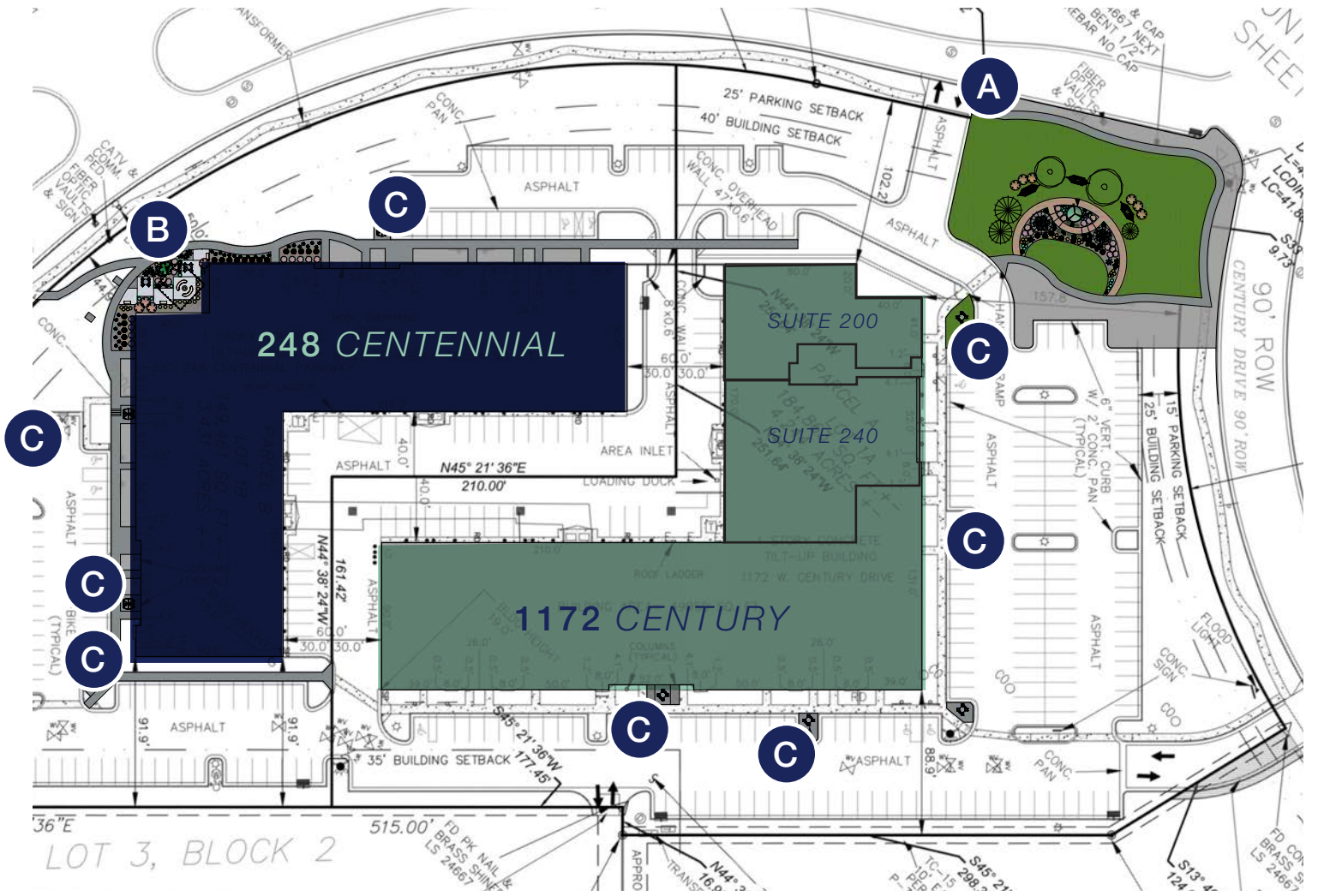


# SITEPLAN

**A** MEDITATION AREA

**B** FIREPIT PLAZA

**C** POCKET PATIOS



## OUTDOOR UPDATES

### MEDITATION AREA

WITH HAMMOCKS



### POCKET PATIOS

OUTDOOR SEATING  
AROUND THE BUILDING

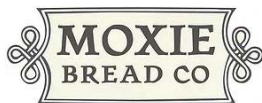
COMMUNAL AREAS



# FIREPIT PLAZA



## LOUISVILLE STATS



Located 22 miles northwest of Denver and 9 miles southeast of Boulder, Louisville is located along the U.S. 36 Corridor in the Northwest Denver submarket. Consistently recognized nationally as one of the best places to live in the United States by CNN/Money and Money Magazine, Louisville offers a small town environment with access to a strong school system, high-end housing, entertainment and outdoor lifestyle opportunities.

*2,000 ACRES OF OPEN SPACE  
AND 32 MILES OF TRAILS*





## WHAT'S DRIVING THE NORTHWEST



### HIGHLY EDUCATED WORKFORCE

71% OF LOUISVILLE'S POPULATION HAS OBTAINED A BACHELOR'S DEGREE OR HIGHER.



### GROWING POPULATION

THE CITY OF LOUISVILLE SPECIFICALLY HAS SEEN AN 11% POPULATION GROWTH FROM 2011-2016.



### CONCENTRATION OF EMPLOYERS

THE U.S. 36 CORRIDOR HAS OVER 700 FIRMS EMPLOY MORE THAN 30,000 EMPLOYEES.



### TECH-CENTRIC SUBMARKET

THE U.S. 36 CORRIDOR IS COMPRISED OF APPROXIMATELY 66% OF COMMUNICATIONS OR TECHNOLOGY TENANTS.

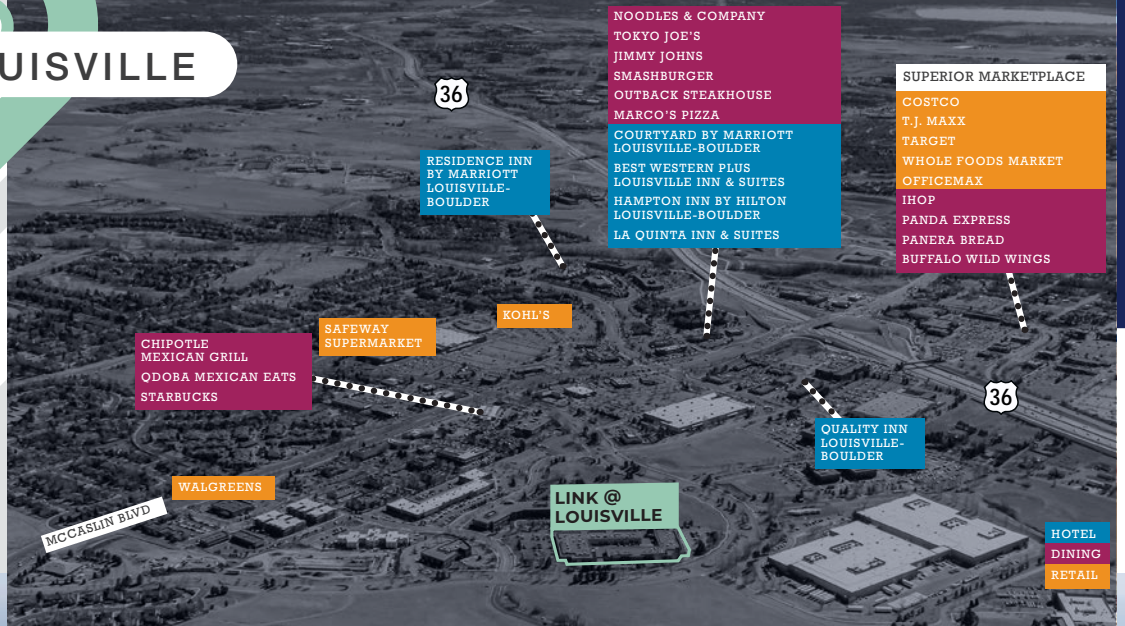


### STEM SYNERGIES

LOUISVILLE IS HOME TO A GROWING HOTBED OF CLEAN ENERGY DEVELOPMENT DRAWING NATIONAL LEADERS IN SOLAR, WIND AND ENERGY TECHNOLOGIES, AS WELL AS BIOTECH.

## SURROUNDING AMENITIES

# LINK @ LOUISVILLE



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