

OFFICE CONDO FOR LEASE

1400 MAIN ST #101

1400 MAIN STREET, LOUISVILLE, CO 80027



OFFICE CONDO FOR LEASE

TRINITY TEAM @ KELLER WILLIAMS

11859 PECOS ST., Suite #200
Westminster, CO 80234



Each Office Independently Owned and Operated

PRESENTED BY:

ERIC FRITZKE

Commercial Broker

O: (303) 539-7661

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1400 MAIN STREET



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EXECUTIVE SUMMARY

1400 MAIN STREET



OFFERING SUMMARY

LEASE RATE:	16.00 S/F + NNN
LEASE TERM:	Negotiable
BUILDING SF:	1,642
RENTABLE SF:	1,428
AVAILABLE SF:	1,428
YEAR BUILT:	1994
FLOORS:	1
PARKING:	23 Shared Surface Spaces
ZONING:	REC-NEC

PROPERTY OVERVIEW

Great Location/High Visibility
Easy Access to Boulder, Lafayette & Louisville
6 Offices
Conference Room
Reception Area
Ample Parking



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LOCATION & HIGHLIGHTS

1400 MAIN STREET



LOCATION INFORMATION

Building Name: 1400 MAIN ST #101

Street Address: 1400 Main Street

City, State, Zip: Louisville, CO 80027

County: Boulder

LOCATION OVERVIEW

Spacious Office Condo, in the heart of historic downtown Louisville, a short distance to great restaurants and coffee shops, located on Main Street includes a private parking lot with ample parking spaces.



HIGHLIGHTS

- Louisville offers a wide range of core services and amenities that make the city equal parts desirable as a place to live, work and play.
- Since 2009, money magazine has five times named Louisville amongst the best places to live.
- More than 34,000 acres of open space in boulder county and Louisville.
- The heartbeat of Louisville is the hometown feel of historic main street that provides the ever-present link to the community's modest beginnings as a mining and agricultural town. With more than 100 businesses, art galleries and restaurants, this historic business district is a focal gathering point that attracts people from near and far.



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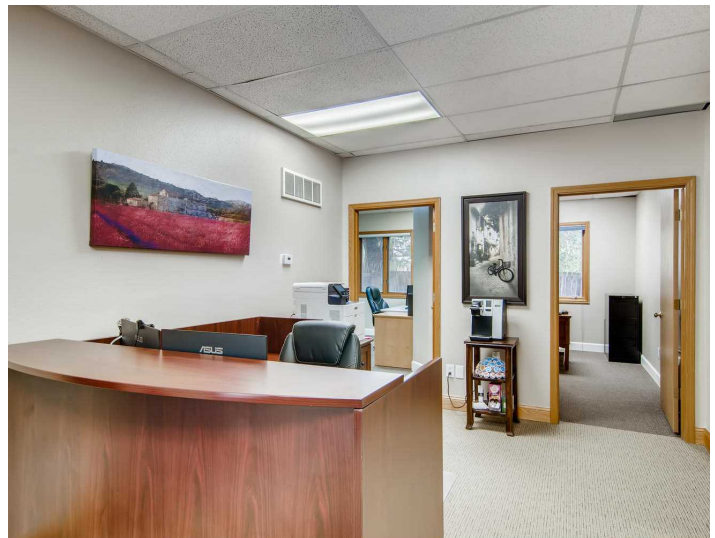


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PROPERTY PHOTOS

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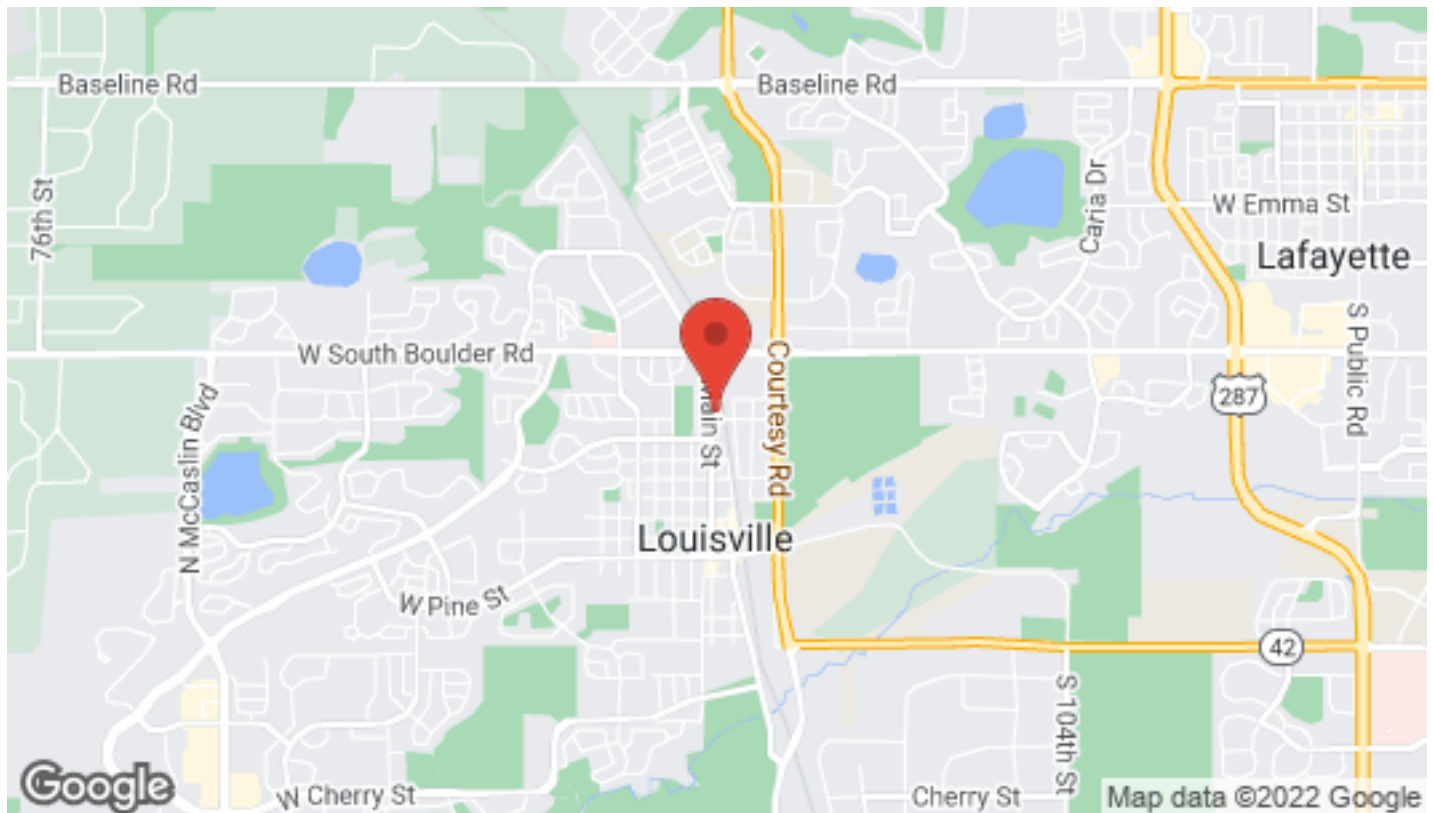


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LOCATION MAPS

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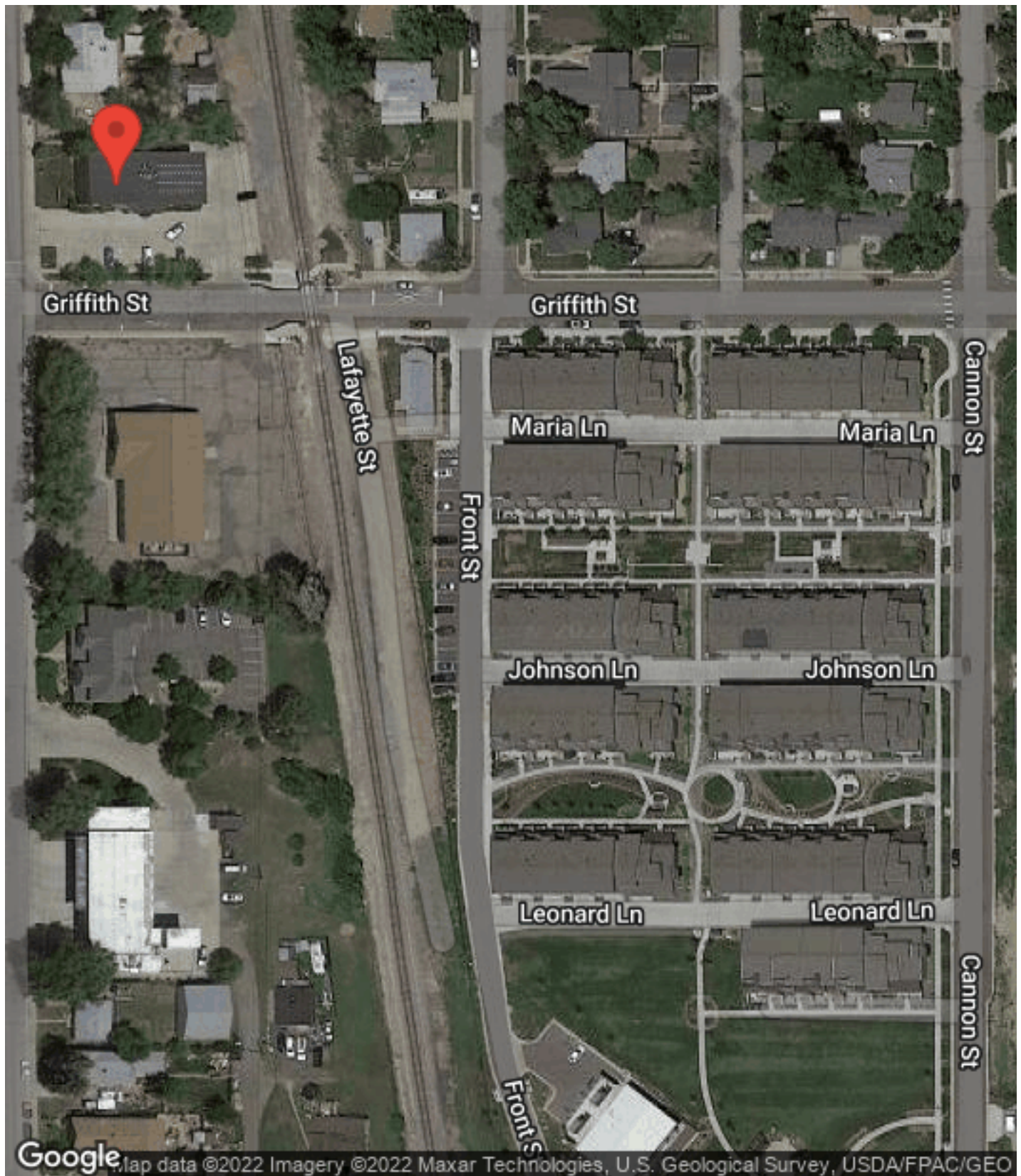


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AERIAL MAP

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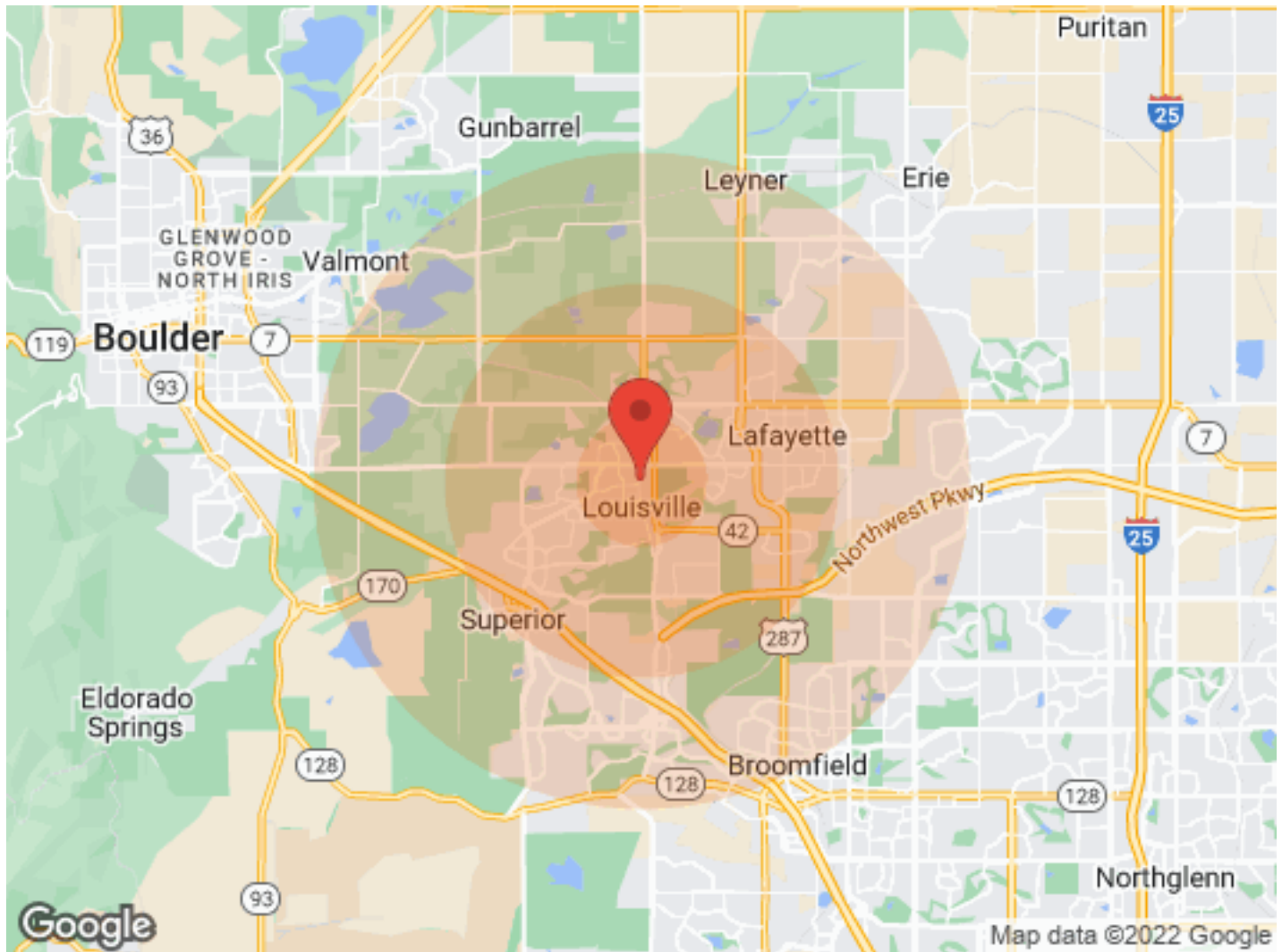


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DEMOGRAPHICS

1400 MAIN STREET



Population	1 Mile	3 Miles	5 Miles
Male	4,114	23,426	44,924
Female	4,258	23,176	45,183
Total Population	8,372	46,602	90,107

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,379	8,047	15,849
Ages 15-24	1,176	6,739	12,912
Ages 55-64	1,242	6,572	12,562
Ages 65+	1,181	6,833	13,758

Race	1 Mile	3 Miles	5 Miles
White	7,938	42,799	82,221
Black	7	111	238
Am In/AK Nat	3	55	78
Hawaiian	N/A	N/A	N/A
Hispanic	723	5,343	7,753
Multi-Racial	662	5,008	7,738

Income	1 Mile	3 Miles	5 Miles
Median	\$80,781	\$77,089	\$78,648
< \$15,000	247	1,237	2,290
\$15,000-\$24,999	225	1,163	2,110
\$25,000-\$34,999	383	1,541	2,762
\$35,000-\$49,999	332	2,021	3,922
\$50,000-\$74,999	587	3,193	5,878
\$75,000-\$99,999	554	2,780	4,893
\$10,000-\$149,999	684	3,425	6,874
\$150,000-\$199,999	210	1,733	3,427
> \$200,000	213	1,569	3,299

Housing	1 Mile	3 Miles	5 Miles
Total Units	3,601	20,199	37,752
Occupied	3,494	19,210	35,877
Owner Occupied	2,465	14,159	26,076
Renter Occupied	1,029	5,051	9,801
Vacant	107	989	1,875

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