

# 950 SPRUCE STREET, SUITE 1A

LOUISVILLE, COLORADO 80027

**CLASS "A" RETAIL/OFFICE  
SPACE FOR LEASE**



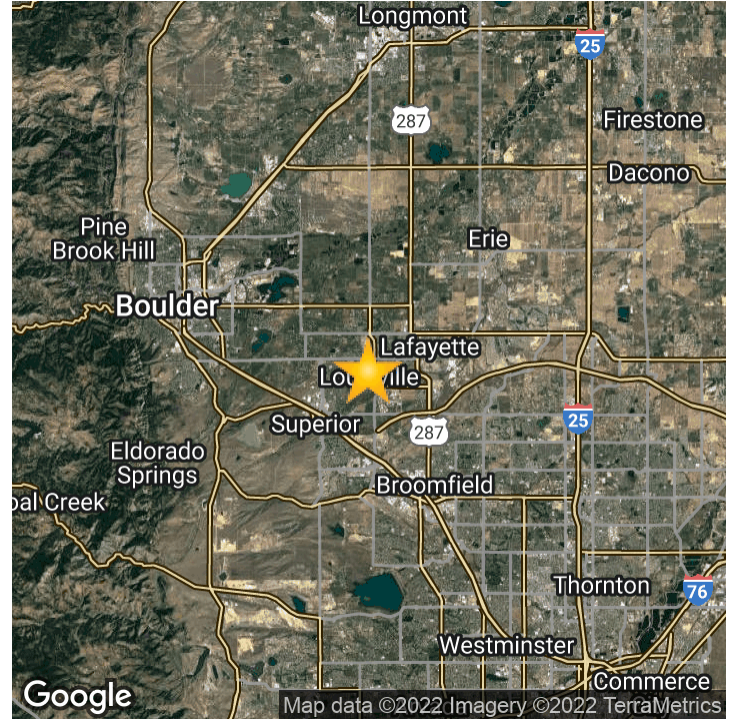
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**RE/MAX TRADITIONS COMMERCIAL DIVISION**  
EACH OFFICE INDEPENDENTLY OWNED AND OPERATED  
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All information provided is deemed reliable but is not guaranteed and should be independently verified.

APPROXIMATELY 1,395 SF | 950 SPRUCE STREET, SUITE 1A | LOUISVILLE, CO

## Property Summary



### OFFERING SUMMARY

|                        |                        |
|------------------------|------------------------|
| Available SF:          | Approximately 1,395 SF |
| Lease Rate:            | \$24.00 SF/yr (NNN)    |
| Estimated Triple Nets: | \$11.50 PSF            |
| Zoning:                | Community Commercial   |

### PROPERTY OVERVIEW

NEWLY RENOVATED! Class "A" retail/office space for lease, located in the heart of Downtown Louisville. Formerly a retail jewelry store but would work well for any retail or office user. The building at 950 Spruce Street is ideally situated within steps of the library, boutique retail, restaurants, government buildings and more... this space offers an abundance of natural light through the street front windows, a separate private office/storage room, one private restroom, and a kitchenette. There is ample street parking, and public parking options at the Steinbaugh Parking lot, and below the Louisville Library.

### WATCH VIDEO TOUR HERE:

<https://rem.ax/3zdtq4p>



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