



Sublease Opportunity

Highlights

- > Ideally configured office/warehouse layout with lab infrastructure
- > Located in Colorado Technology Center surrounded by abundant retail amenities
- > Abundant Power drops
- > Full HVAC Warehouse/Lab



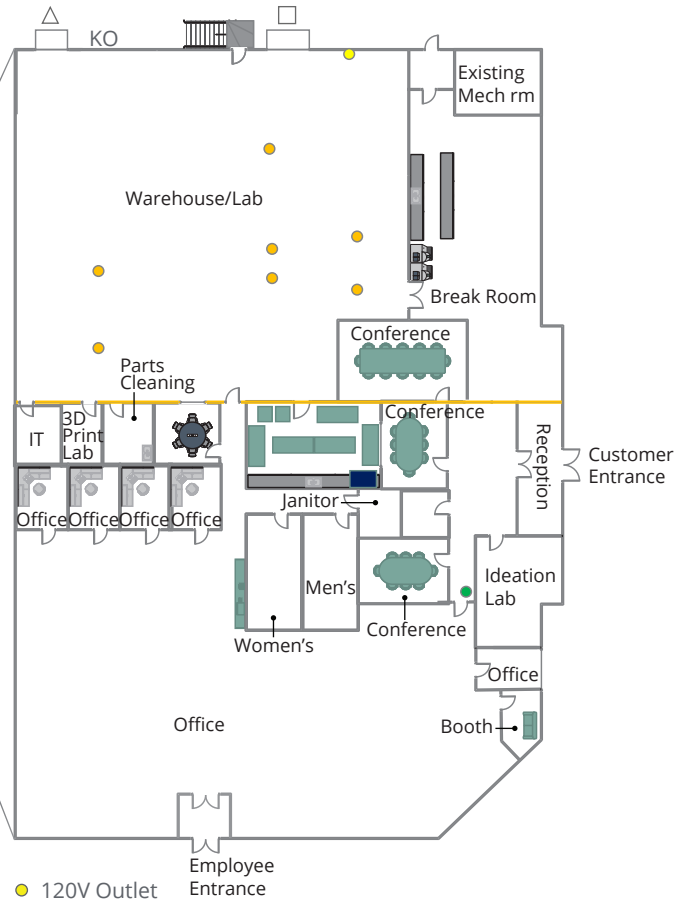
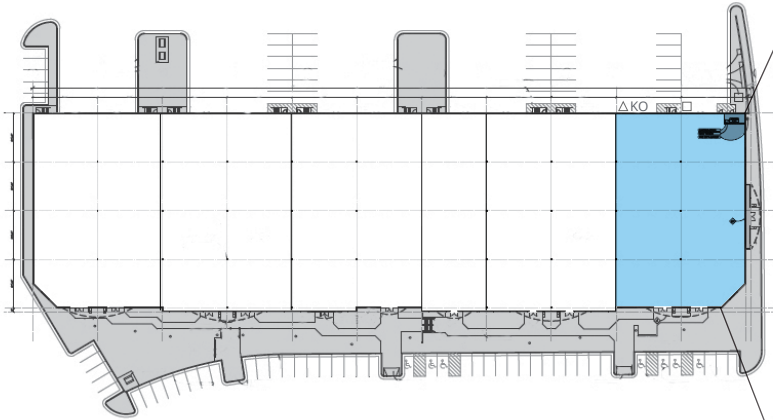
1772 Prairie Way Louisville, Colorado 80027

Property Information

| | |
|-----------------------|--------------------------------------|
| Remaining Lease Term: | October 31st, 2026 |
| Available SF: | 14,858 SF |
| Loading: | One (1) Drive-In One (1) Dock High |
| Parking: | 3.15 per 1,000 SF |
| Clear Height: | 21' |
| Power: | To be verified |
| Sprinklered: | Yes |
| Lease Rate: | \$16.00/SF NNN |
| Operating Expenses: | \$8.71/SF |

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For Sublease



- 120V Outlet
- 240 Outlet
- Drive-In
- △ Dock High



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Drive Times

- Boulder: 15 minutes
- Downtown Denver: 30 minutes
- DIA: 30 minutes
- DTC: 45 minutes