



DEAN CALLAN

& COMPANY INC

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DEAN CALLAN & COMPANY, INC.

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OFFICE SPACE FOR LEASE

STATE MERCANTILE BUILDING
801 MAIN STREET
LOUISVILLE, COLORADO 80027

Experience the perfect blend of economic opportunity and small-town charm in the heart of Old Town Louisville. The Historic State Mercantile Building offers an inviting atmosphere and a close-knit community, making it an ideal location for your retail or office venture. Embrace the chance to be part of this thriving, picturesque setting where tradition meets innovation and opportunity.

[Call us for more information and to set up a tour.](#)

TERMS

Suite 010:

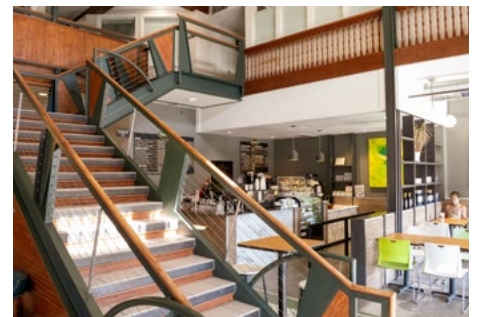
1,134 SF

Lease Rate:

\$17.50 / SF / Modified Gross
(\$1,653.75/MO + Prorated Utilities)

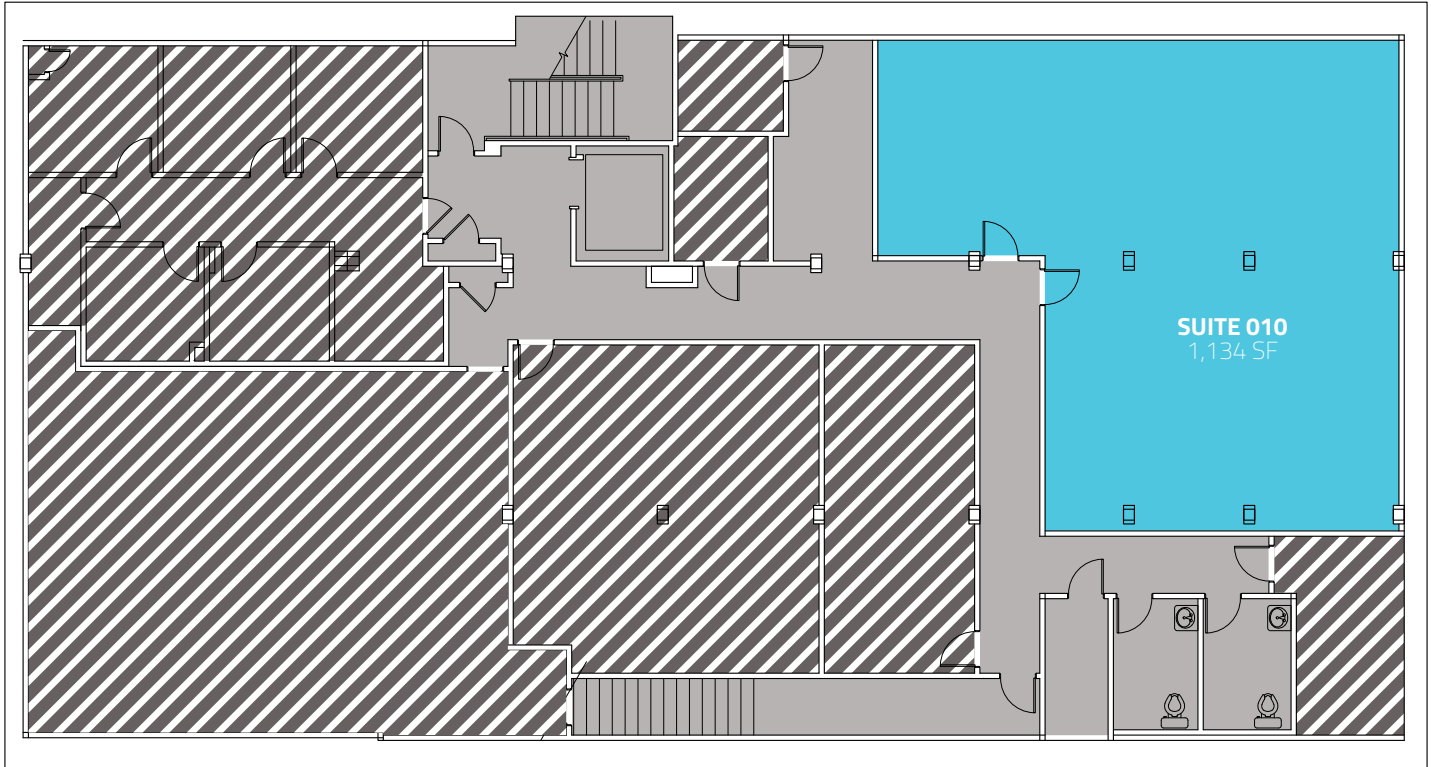
PROPERTY FEATURES

- The State Mercantile building has an elevator and ADA compliant bathrooms
- Giovannitti Coffee Roasters is at the main entrance of the building
- Unparalleled visibility and foot traffic
- Signage opportunities available
- Located in amenity-rich downtown with Pica's Taqueria, Sushi Yoshi, The Melting Pot, Waterloo, Lulu's BBQ, Henry's Bar & Grill, Bittersweet Cafe, The Huckleberry, Sweet Cow, Moxie Bread Company, Assorted Goods and Candy, 12Degree Brewing, Gravity Brewing . . . Plus, yoga, bike paths, bus stops, and a wide variety of niche retail users



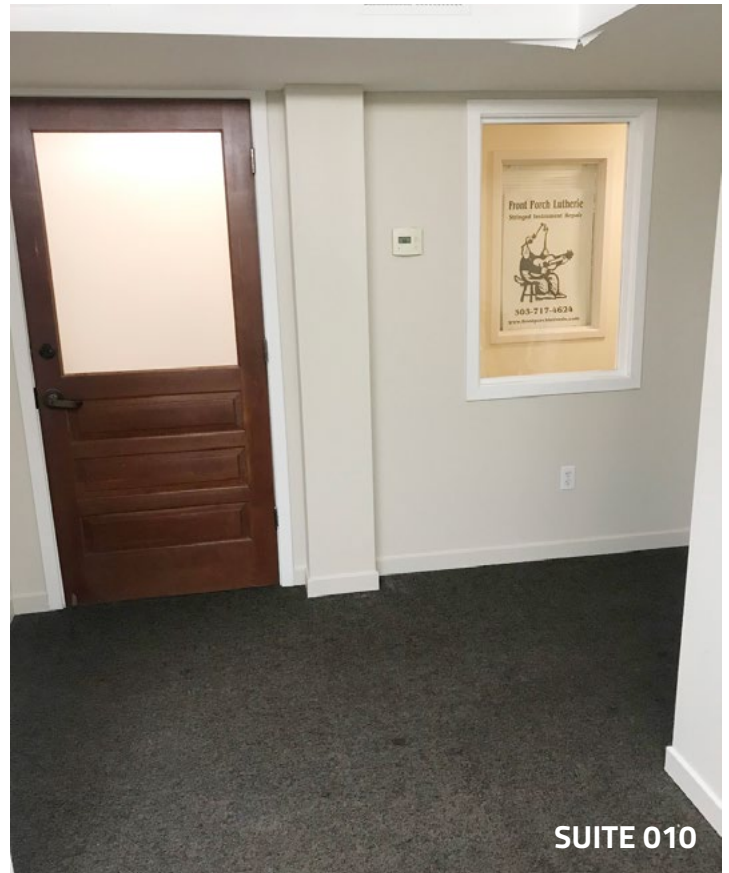
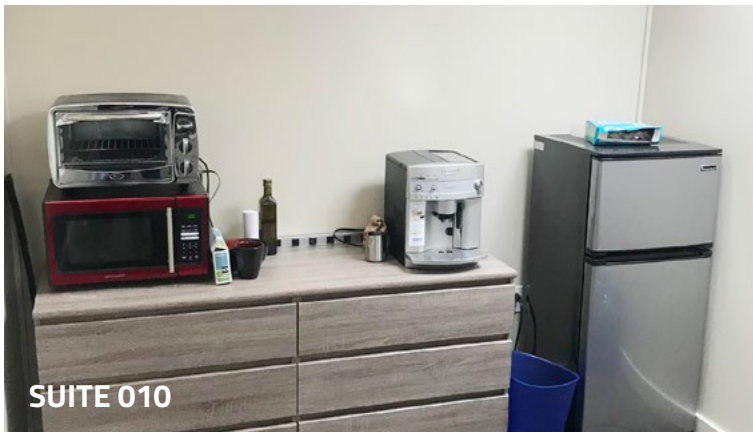
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GARDEN LEVEL



▨ leased ■ available ■ common area

Office suite 010 is an excellent option for start-up tech companies, professional creative services, or any company looking for space to grow.



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