


DEAN CALLAN**& COMPANY INC****CHRISTIAN SMITH****Senior Broker Associate**

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DEAN CALLAN & COMPANY, INC.

1510 28th Street, Suite 200

Boulder, Colorado 80303

303.449.1420 | www.deancallan.com

OFFICE SUITE FOR LEASE

**STATE MERCANTILE BUILDING
801 MAIN STREET
LOUISVILLE, COLORADO 80027**

Join the combination of economic opportunity and small-town charm in Old Town Louisville. This suite in the State Mercantile Building is an excellent option for start-up tech companies, professional creative services, or any company looking for space to grow. Join Karsten Financial and more at this charming and convenient location. Giovanni's Coffee Roasters is located at the entrance of the building and you will be center-stage to all that Old Town has to offer.

Call us for more information and to set up a tour.

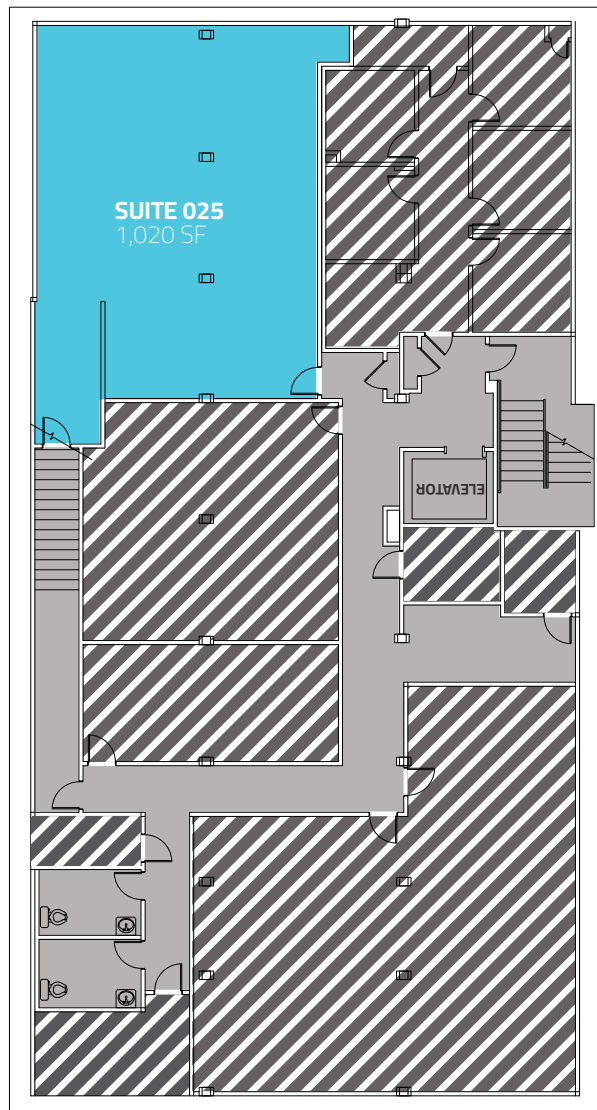
TERMS

Suite 025:	1,020 SF
Lease Rate:	\$23/SF (~\$1,955.00/Month MG) + prorated utilities
Available:	Immediately

PROPERTY FEATURES

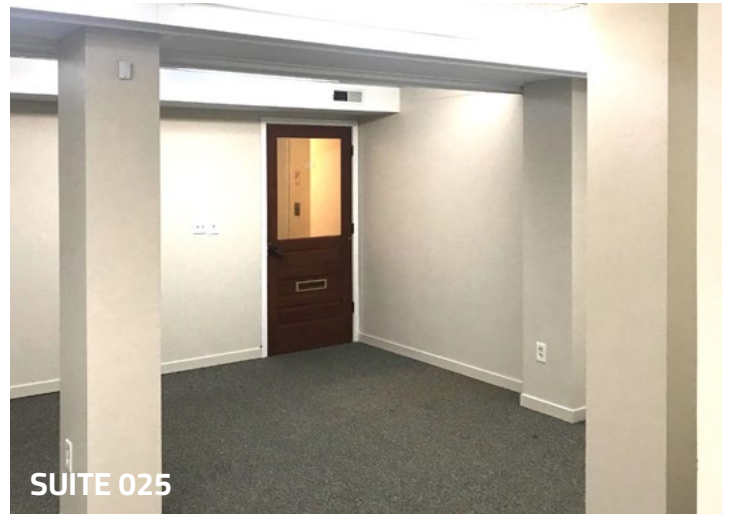
- The State Mercantile building has an elevator and ADA compliant bathrooms
- Giovannitti Coffee Roasters is located at the main entrance of the building
- Signage opportunities available
- Located in amenity-rich downtown with Pica's Taqueria, Sushi Yoshi, The Melting Pot, Waterloo, Lulu's BBQ, Henry's 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

GARDEN LEVEL



leased
 available
 common area

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DEMOGRAPHICS

POPULATION

2 MILE RADIUS	5 MILE RADIUS	10 MILE RADIUS
30,131	106,391	491,087

EMPLOYEES

2 MILE RADIUS	5 MILE RADIUS	10 MILE RADIUS
10,067	52,709	231,734

HOUSEHOLDS

2 MILE RADIUS	5 MILE RADIUS	10 MILE RADIUS
12,302	42,809	193,712

HOUSEHOLD INCOME

2 MILE RADIUS	5 MILE RADIUS	10 MILE RADIUS
\$136,507	\$137,251	\$123,462

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