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DEAN CALLAN & COMPANY, INC.

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3RD & 2ND-FLOOR OFFICE SPACE FOR LEASE

901-917 FRONT STREET
LOUISVILLE, COLORADO 80027

Become part of Old Town Louisville's thriving commercial community in the best mixed-use building in town. Koko Plaza sits at the nexus of Louisville's revitalization efforts to connect its lower downtown district to the city's eastern suburbs with a pedestrian underpass. Building amenities include available tenant parking, showers and several great retail users on the first floor. Easy commute, free parking, lower expenses and amazing community.

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

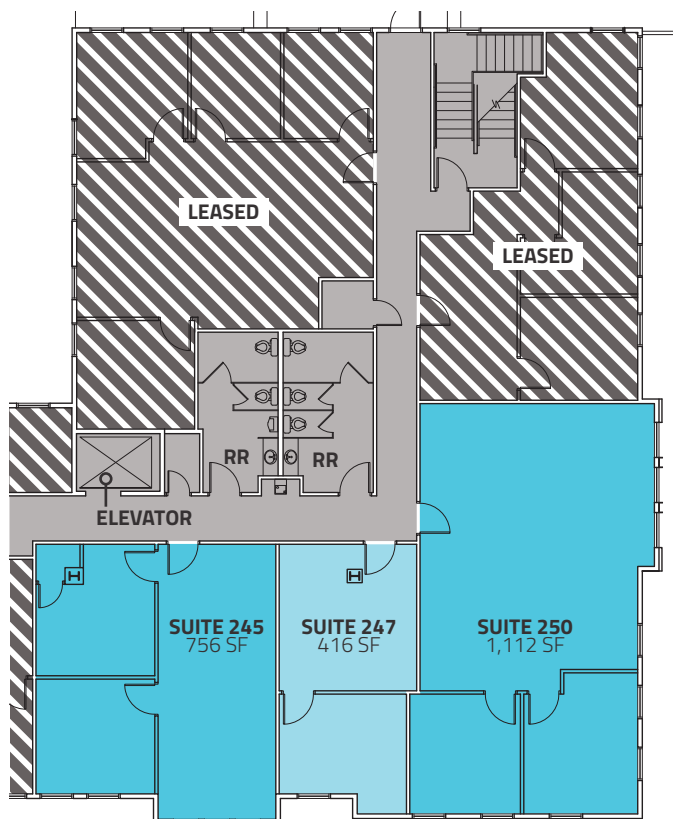
TERMS

Suite 245:	756 SF
Suite 247:	416 SF
Suite 250:	1,112 SF
Suite 300-B:	2,030 SF
Suite 350:	797 SF
Lease Rate:	\$25.00 / SF / NNN
Expenses:	\$14.96 / SF (Est. 2025)
Available:	TBD

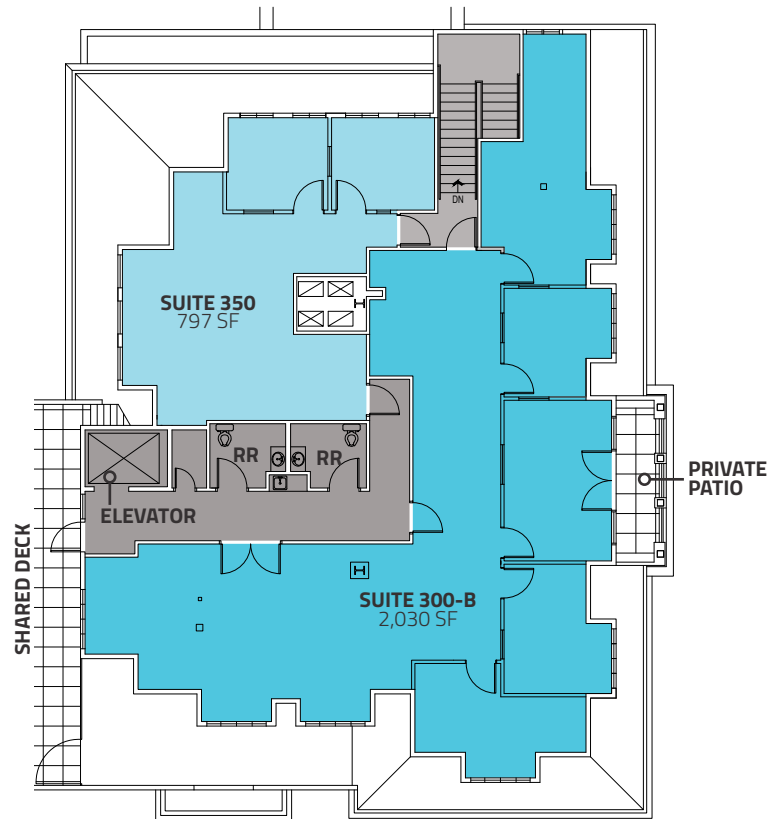
PROPERTY FEATURES

- On-site parking
- Elevator
- Showers
- Quick access to bike path and public transportation
- Within walking distance to abundant dining, recreational and retail amenities

SECOND FLOOR



THIRD FLOOR



leased common area

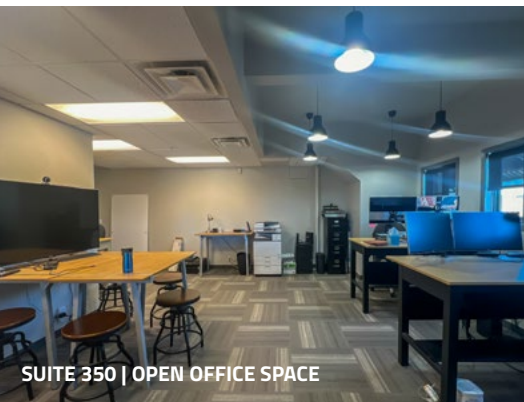
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SUITES 300-B & 350

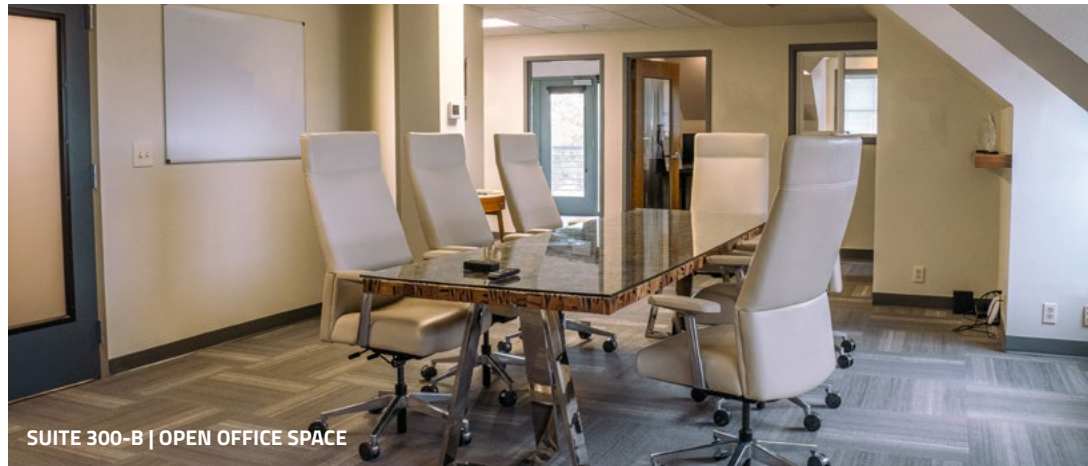
- Suites 300-B & 350 are large open spaces lined with private offices.
- These top-floor office spaces provides breathtaking vistas of the surrounding landscape and majestic mountain views.
- Suite 300-B has a private balcony for moments of relaxation or inspiration.
- Spacious shared deck (only one other tenant has access), perfect for enjoying the outdoors



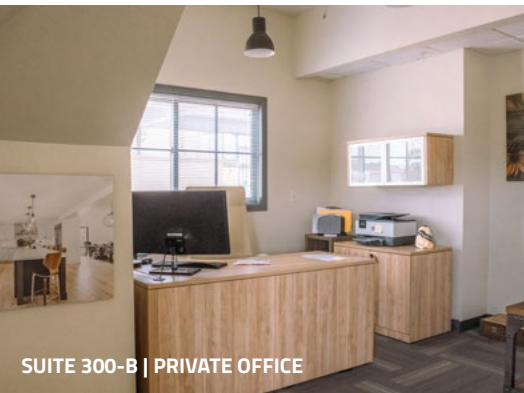
SUITE 350 | OPEN OFFICE SPACE



SUITE 350 | OPEN OFFICE SPACE



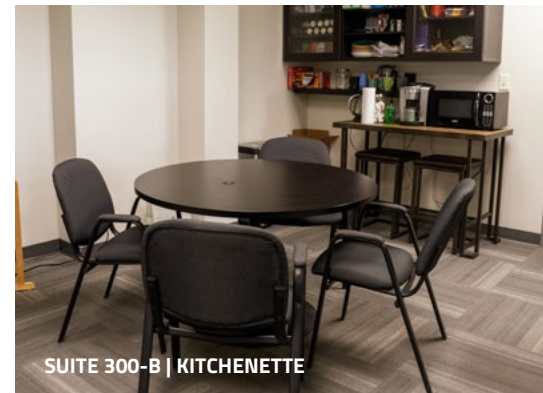
SUITE 300-B | OPEN OFFICE SPACE



SUITE 300-B | PRIVATE OFFICE



SUITE 300-B | PRIVATE OFFICE W/BALCONY



SUITE 300-B | KITCHENETTE

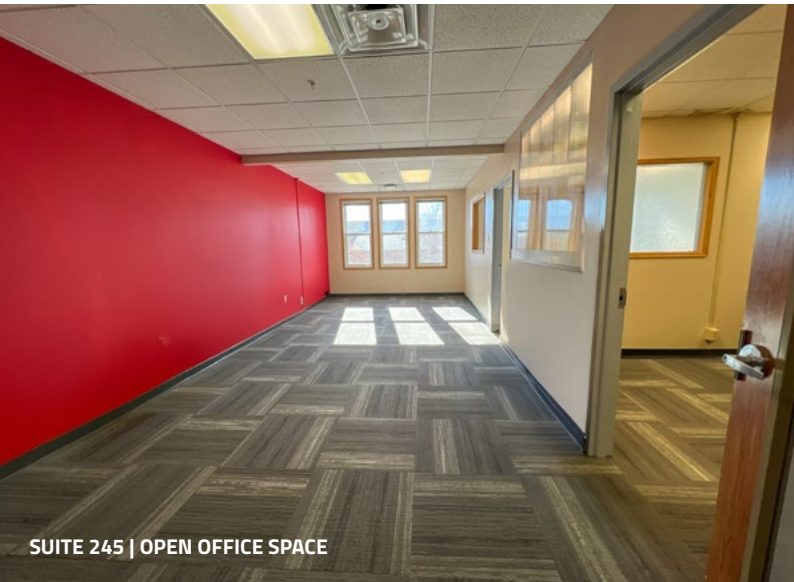


3RD FLOOR - COMMON AREA



3RD FLOOR - SHARED COMMON AREA DECK FOR SUITES 300-B & 350

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SUITE 245 | OPEN OFFICE SPACE



SUITE 245 | PRIVATE OFFICE



SUITE 247 | PRIVATE OFFICE



SUITE 247 | RECEPTION/OFFICE



SUITE 250 | OPEN OFFICE SPACE



SUITE 250 | OPEN OFFICE SPACE

LOUISVILLE OVERVIEW

Welcome to Louisville, a city nestled at the base of the majestic Rocky Mountains and consistently recognized as one of the “Best Places to Live” by *Money Magazine*. With its blend of progressive development and small-town charm, Louisville offers an exceptional quality of life for residents and businesses alike.

TOP 10
BEST PLACE TO LIVE
[*Money Magazine*]

Discover the city’s diverse business districts, including Historic Downtown Louisville, Downtown East Louisville (DeLo), McCaslin Corridor, and South Boulder Road. These vibrant areas showcase a mix of retail, dining, healthcare, and professional services. Centennial Valley is home to many corporate offices, while the Colorado Technology Center (CTC) attracts businesses seeking flex and industrial spaces.

Conveniently located along US 36, the Boulder-Denver Turnpike, Louisville enjoys easy access to downtown Denver - just 20 miles away, and the breathtaking Rocky Mountain National Park - located 50 miles to the northwest. Interstate 25 and US 287 are also within proximity, and rapid transit bus service connects Louisville to Boulder and Denver. The city benefits from its proximity to Denver International Airport (DEN), the fifth busiest airport in the United States.

Embrace the rich community amenities Louisville has to offer, including its historic downtown, 1,700 acres of open space, 32 miles of scenic trails, the Louisville Public Library, Recreation & Senior Center, Historical Museum, Center for the Arts, and Coal Creek Golf Course. The city takes pride in its state-of-the-art infrastructure, year-round programming, and support for its business partners.

With a highly-educated population, abundant recreational opportunities, authentic small-town ambiance, technological expertise, and a range of quality properties, it’s no wonder Louisville consistently ranks among the Best Places to Live. Experience the exceptional lifestyle that Louisville has to offer, with its dry, clear weather, low crime rates, excellent healthcare, and favorable tax environment.

Quick Facts:

- Median Age: 42.8
- Population: 20,867 residents
- Number of Households: 8,582
- Median Household Income: \$109,797
- Located 20 miles northwest of Downtown Denver along the US 36 Boulder-Denver Turnpike

Come be a part of Louisville’s thriving community and enjoy the best of Colorado living.



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