



BEAU GAMBLE

President

303.945.2028

beaugamble@deancallan.com

KEVIN NELSON

Managing Broker

720.464.3950

knelson@deancallan.com

DEAN CALLAN & COMPANY, INC.

1510 28th Street, Suite 200

Boulder, Colorado 80303

303.449.1420 | www.deancallan.com

FLEX SPACE FOR LEASE

**686 SOUTH TAYLOR AVENUE
LOUISVILLE, COLORADO 80027**

Flex space available in Colorado Technology Center. Suite 101 is 50/50 office to warehouse space with 12' grade-level overhead door, and a private restroom. 686 South Taylor is nestled in southeast Louisville with great access to Northwest Parkway, U.S. 287 and U.S. 36.

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

TERMS

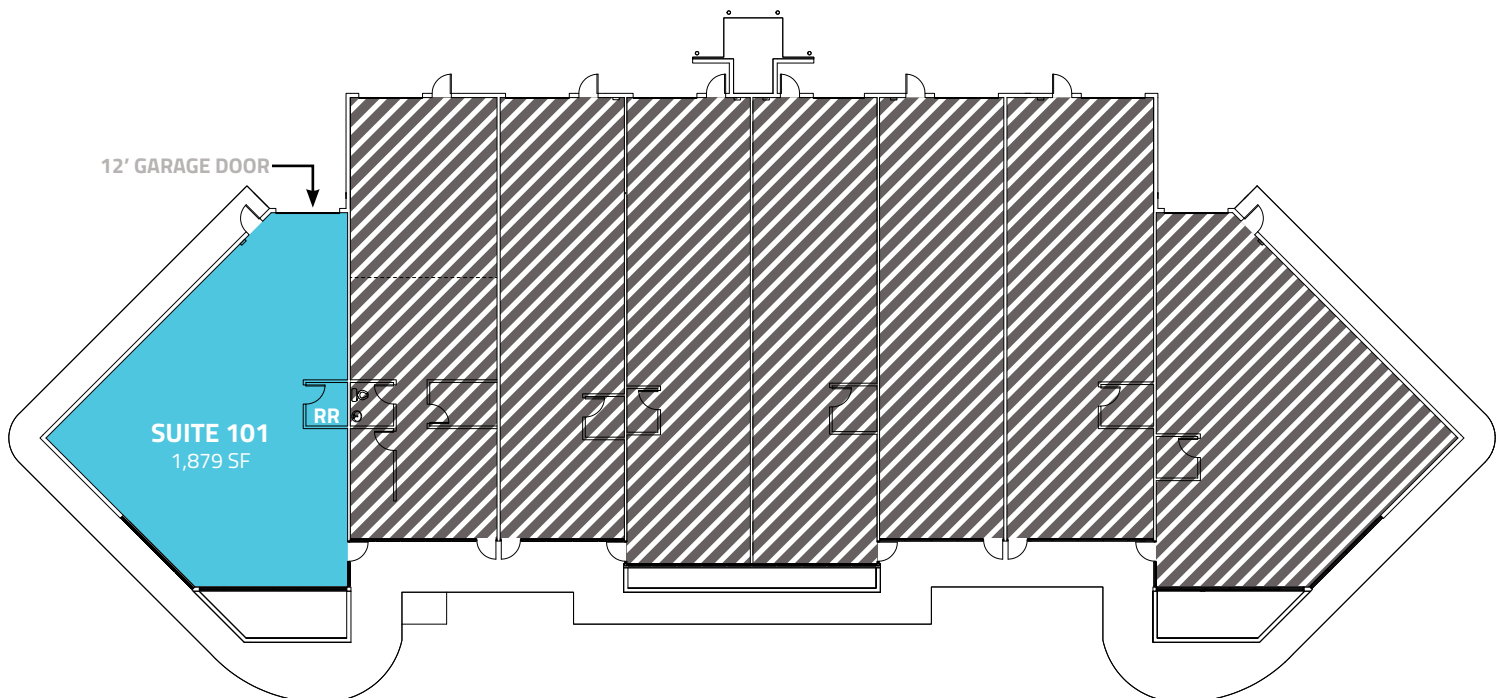
Suite 101 Size:	1,879 SF
Lease Rate:	\$16.00 / SF / NNN
Expenses:	\$11.79 / SF (Est. 2025)
Available:	June 1st, 2025

PROPERTY FEATURES

- 50/50 open office to warehouse space plus private restroom
- Easy access to major highways
- Short drive to the many amenities in downtown Louisville has to offer.



SUITE 101: 1,879 SF



All information furnished regarding this property is obtained from sources deemed reliable. Dean Callan & Company, Inc. makes no representation, guarantee or warranty, expressed or implied, as to the accuracy thereof.



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