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# FLEX/SMALL BAY INDUSTRIAL SPACE FOR LEASE

385 SOUTH PIERCE AVENUE  
LOUISVILLE, COLORADO 80027

**Flex/Small Bay Industrial Space available for lease in the Colorado Tech Center.** Wide open floor plan with 12'x10' overhead door for added convenience. Its versatile layout can accommodate a variety of needs, making it an excellent choice for companies seeking a blend of workspace and storage. Situated in southeast Louisville, the property provides excellent connectivity to major routes, including the Northwest Parkway, U.S. 287, and U.S. 36, making it perfect for businesses in the technology industry.

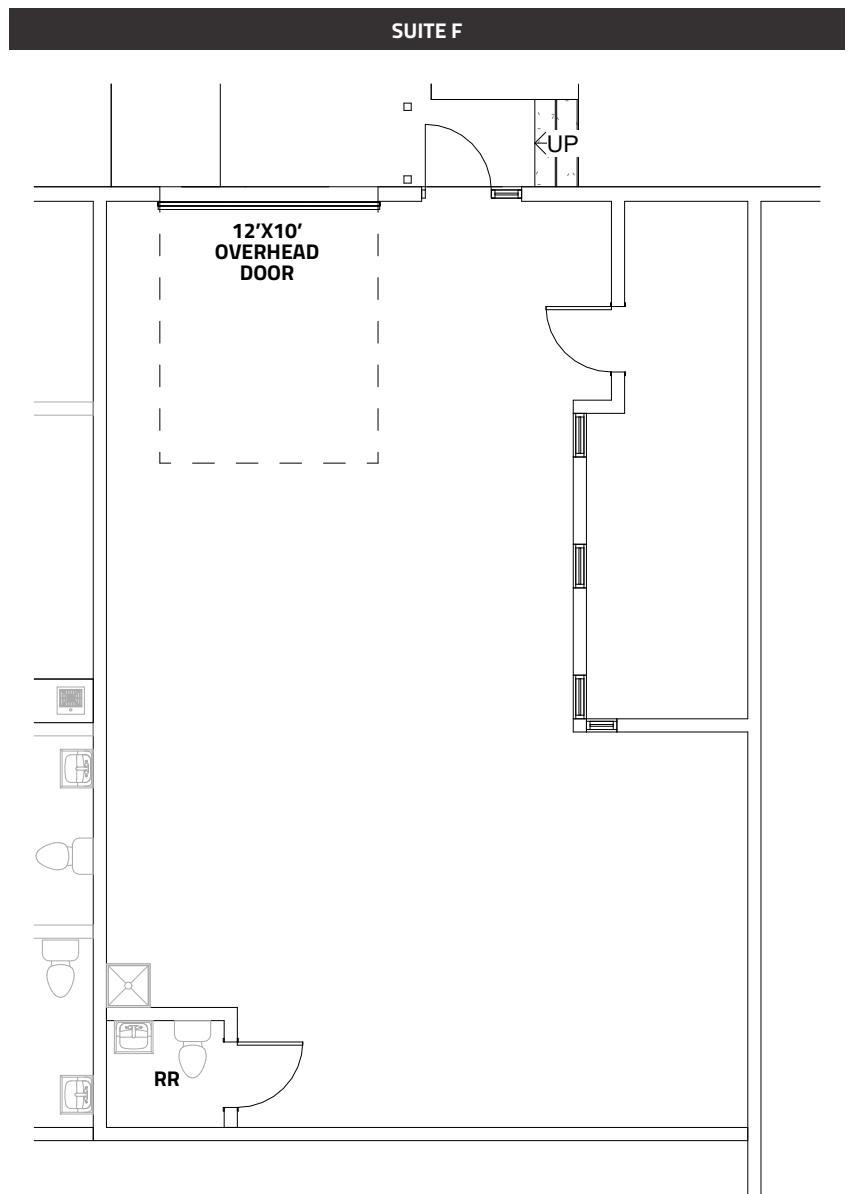
[Call us for more information and to set up a tour.](#)

## TERMS

Suite F:	1,303 SF
Lease Rate:	\$18.00 / SF / NNN
Expenses:	\$7.34 / SF (Est. 2025)
Available:	February 1st, 2025

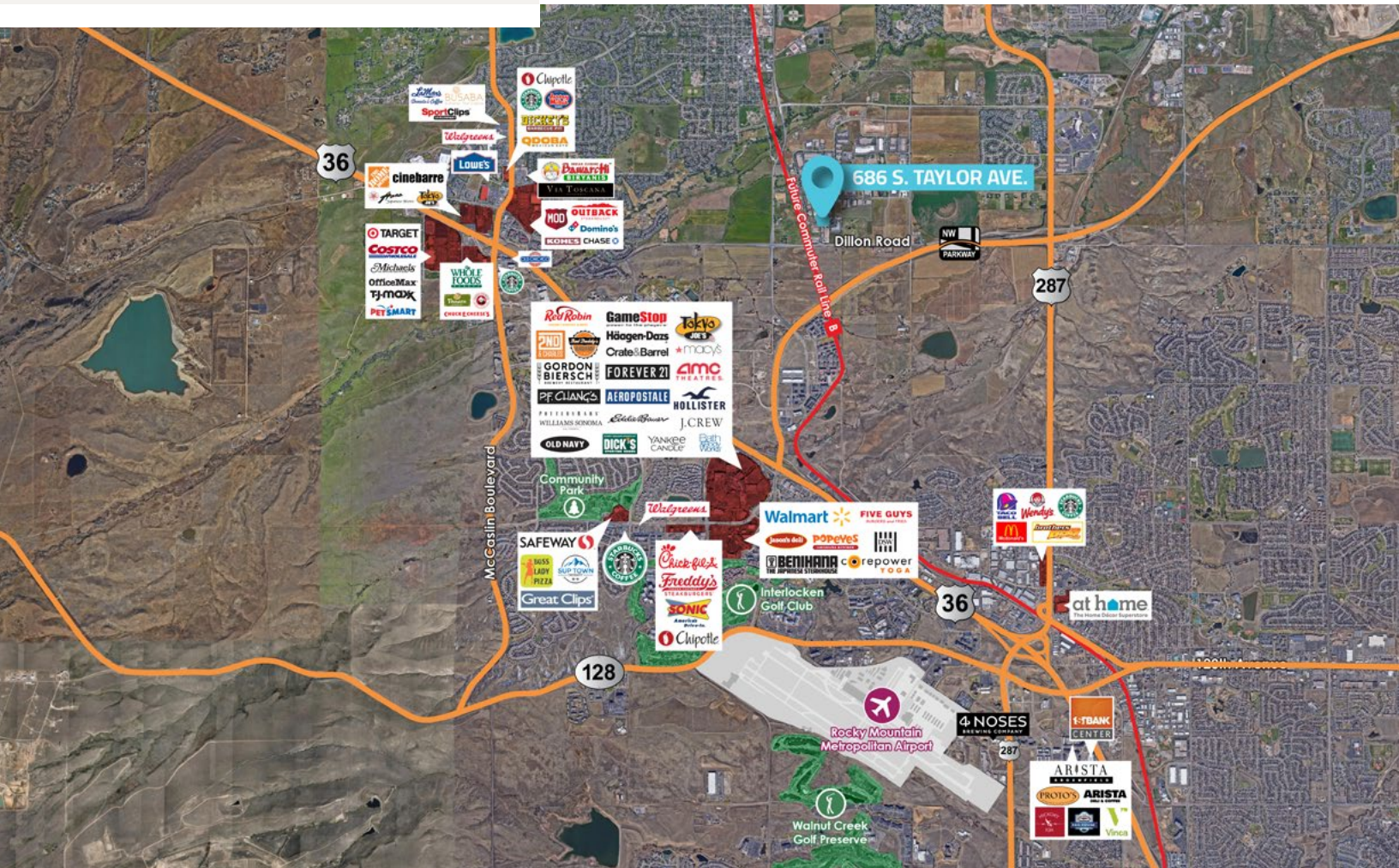
## PROPERTY FEATURES

- Flex/Small Bay Industrial space available in Colorado Tech Center
- Wide open floor plan with a 12'x10' Overhead door
- Located in southeast Louisville
- Excellent connectivity to major routes: Northwest Parkway, U.S. 287, and U.S. 36
- Ideal for research and development activities
- Convenient for businesses in the technology industry
- Flexible space that can accommodate various needs
- Suitable for companies seeking a combination of workspace and storage



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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