



DEAN CALLAN

& COMPANY INC

DRYDEN DUNSMORE

Senior Broker Associate

303.945.2019

dryden@deancallan.com

CHRISTIAN SMITH

Senior Broker Associate

720.530.0174

christian@deancallan.com

DEAN CALLAN & COMPANY, INC.

1510 28th Street, Suite 200

Boulder, Colorado 80303

303.449.1420 | www.deancallan.com

OFFICE SPACE IN HISTORIC DOWNTOWN LOUISVILLE FOR LEASE

945 FRONT STREET
LOUISVILLE, COLORADO 80027

Embrace the Charm of Old Town Louisville at 945 Front Street.

Discover a second-floor office space tailored for local professionals and creative businesses. Immerse yourself in the vibrant community with nearby restaurants, cafes, breweries, and gyms, all just steps away.

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



VIRTUAL TOUR

<https://youtu.be/C9qoWxqQDL8>

TERMS

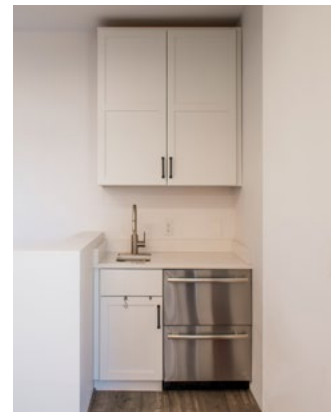
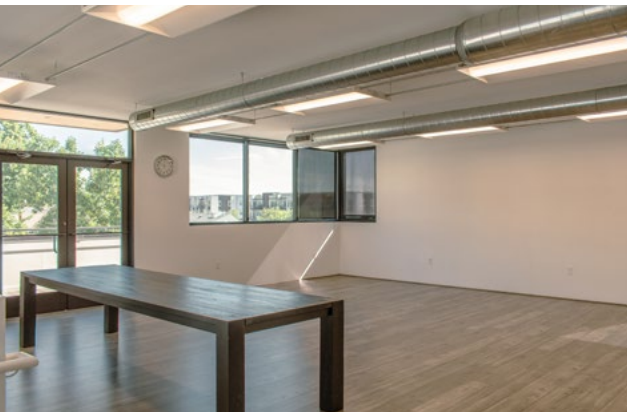
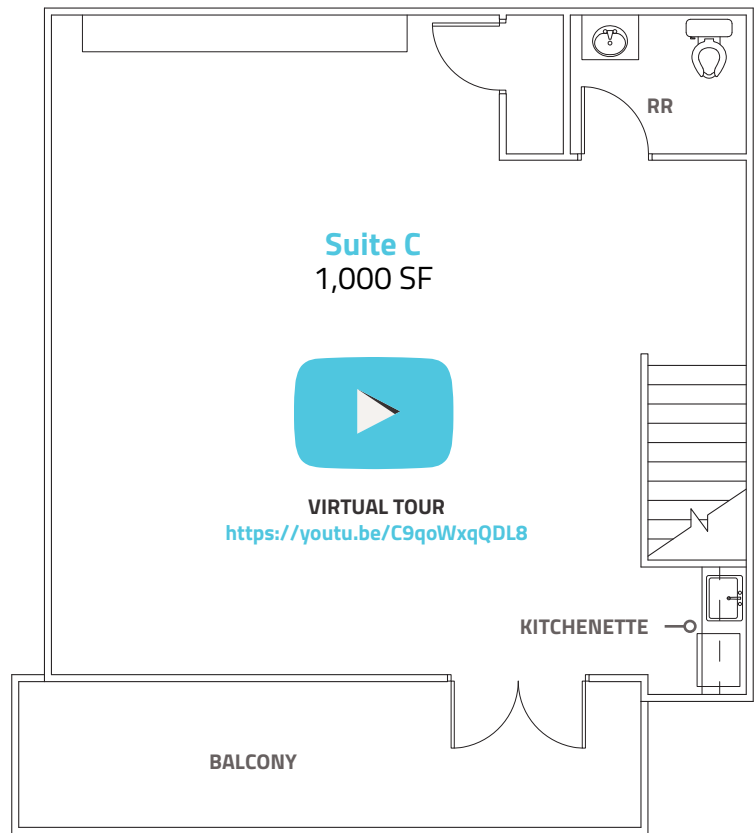
Size:	1,000 SF
Lease Rate:	\$27.00 / SF / NNN
Expenses:	\$11.17 / SF (excluding utilities and janitorial)(Est. 2025)
Available:	Immediately

PROPERTY FEATURES

- Large open 2nd-floor office space with private restroom, balcony, and kitchenette
- Beautiful high-end finishes
- Well-maintained building and landscaping
- Proximity to an abundance of amenities including retail and restaurants



2ND FLOOR



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.

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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DEMOGRAPHICS

	POPULATION		
	2 MILE RADIUS	5 MILE RADIUS	10 MILE RADIUS
	30,741	107,988	487,502
	EMPLOYEES		
	2 MILE RADIUS	5 MILE RADIUS	10 MILE RADIUS
	9,267	31,285	225,474
	HOUSEHOLDS		
	2 MILE RADIUS	5 MILE RADIUS	10 MILE RADIUS
	12,555	52,565	231,589
	HOUSEHOLD INCOME		
	2 MILE RADIUS	5 MILE RADIUS	10 MILE RADIUS
	\$136,130	\$137,617	\$123,716

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