

FOR LEASE

331 South 104th Street
Louisville, CO
The Park at Colorado Tech Center



available space	20,707 square feet
building size	106,484 square feet
lease rate	\$13.45 / square foot NNN
expenses	\$3.20 / square foot
occupancy	90 days after lease signing
term	5 years
ti allowance	\$22.00 per square foot
parking	4 / 1000

features:

- flagship building at the Colorado Tech Center
- located just off the Boulder Turnpike and Storage Tek Drive
- building and monument signage available
- conduit for phone lines, data and fiber
- mountain views
- wrapped with windows

O'CONNORGROUP

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