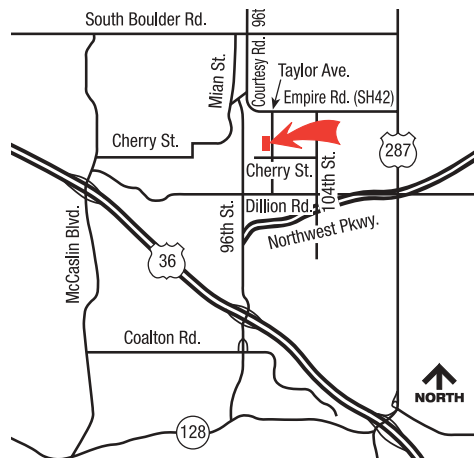
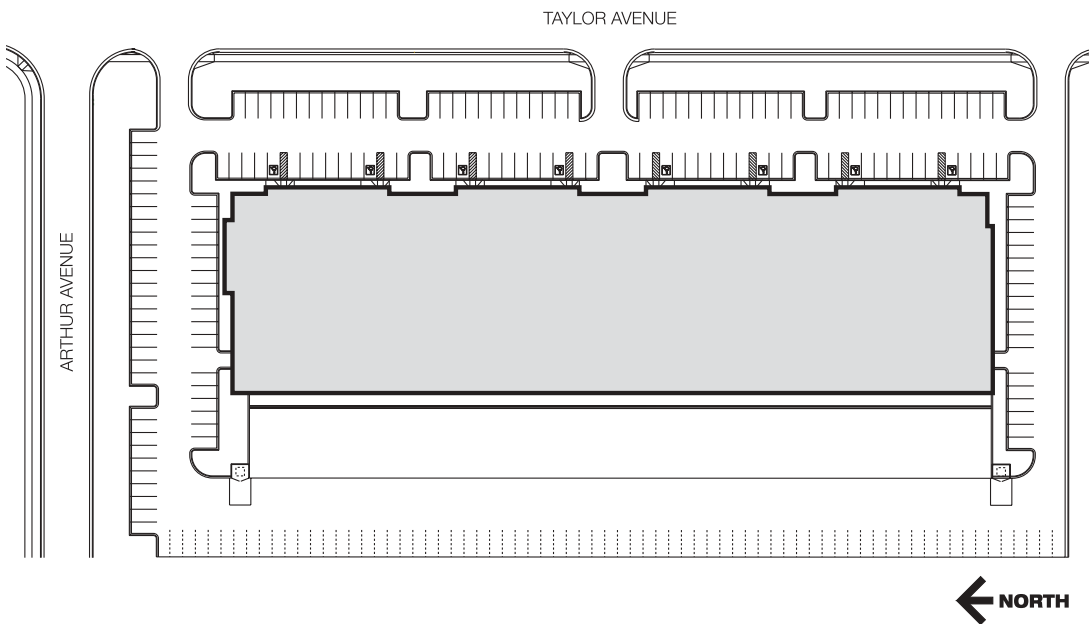




**321 South Taylor Street  
Louisville, CO 80027**

**77,872 Sq. Ft.**

**Office / Flex**



**Key Features:**

- Single-story design provides a work environment of exceptional quality
- High-tech, fiber-optic capabilities - Qwest
- Well-lighted, surface parking with 4.1 spaces provided per 1,000 rentable square feet
- 10' Thermal-insulated windows
- Fully sprinklered buildings/ESFR system with fire pump
- Dock and drive-in doors available
- 24' Clear ceiling height available
- 2,000A/480V, 3-Phase, 4-Wire
- Future expansion and relocation options under single ownership
- Master-planned, 200 acre business park
- PCZD zoning
- Highway 36 and 96th Street interchange with ingress/egress access ramps
- Future signalized intersection at State Highway 42 and 104th Street
- Extensive landscaping and open space
- Local ownership
- Responsive, professional management

**BARBARA MYERS**

303.223.0496 phone  
303.629.5451 fax  
BMyers@etkinjohnson.com  
etkinjohnson.com