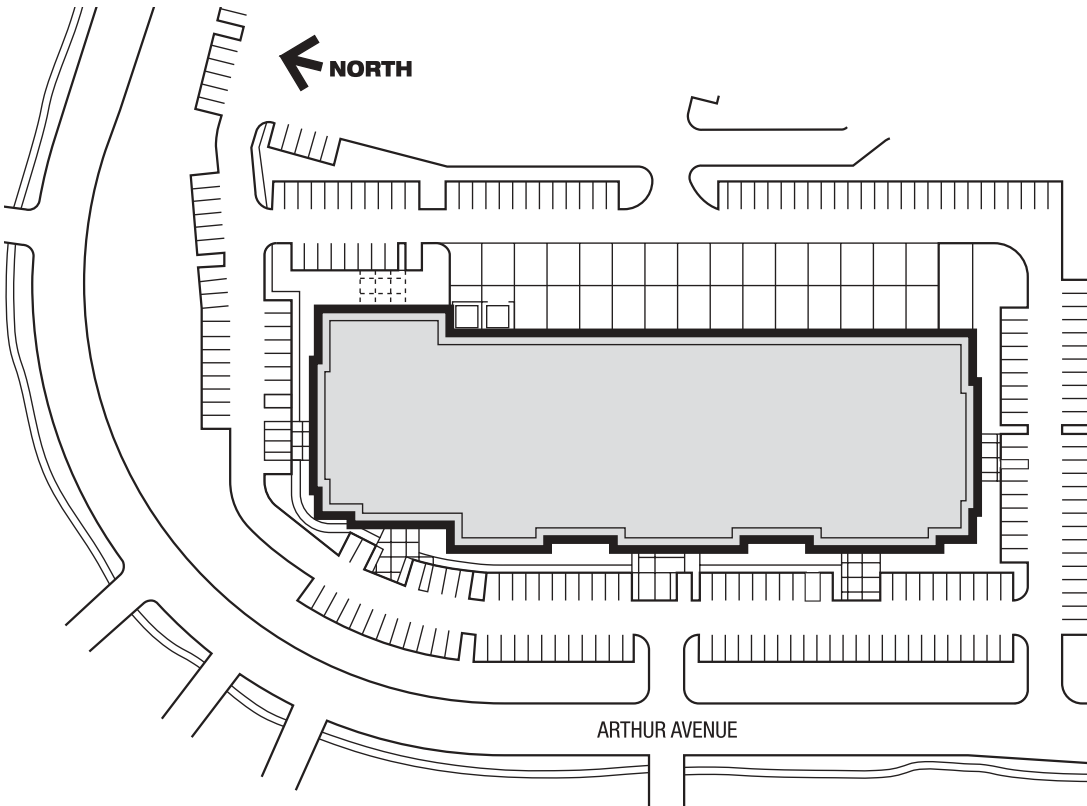




**346 S. Arthur Avenue
Louisville, CO 80027**

64,672 Sq. Ft.

Office / Flex



Key Features:

- Single-story design provides a work environment of exceptional quality
- High-tech, fiber-optic capabilities
- 35'-44' 4" Column spacing
- 10' Thermal-insulated windows on 3 sides
- Divisible to 18,000 sq. ft.
- Fully sprinklered building/ESFR system with fire pump
- Up to 36-9'x10' dock doors and 2-12'x14' drive-in doors available
- 24' Clear ceiling height
- 2,000A/480V, 3-Phase, 4-Wire
- Well-lighted surface parking with up to 3.2 spaces provided per 1,000 rentable square feet
- Future expansion and relocation options under a single ownership
- Local ownership
- Responsive, professional management



**ETKIN
JOHNSON
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