



1655 CANNON CIRCLE
Louisville, Colorado 80027



PROPERTY FEATURES

****AUTOMOTIVE REPAIR USES ARE PROHIBITED****

- 1655 Cannon Cir. can be a single user Retail Space or Office or Personal Service Space
- Ideal location for Yoga, Crossfit, Art Gallery, Physio Therapy, variety of retail uses
- 3 blocks to Main Street Louisville
- 12 min to Flatirons Crossing
- 20 min to Downtown Boulder
- New Roof 2021
- New HVAC 2021
- LL to contribute and perform Tenant Improvement packages as needed

PROPERTY SPECIFICATIONS

- Unit #4 = 1,825 SF
- 16' Clear
- 8 Drive-in Doors (10'x12')
- YOC = 1990
- Zoned CC = Louisville
- Sprinklered
- Five year term minimum
- \$20.00/SF NNN (\$6.03/SF)

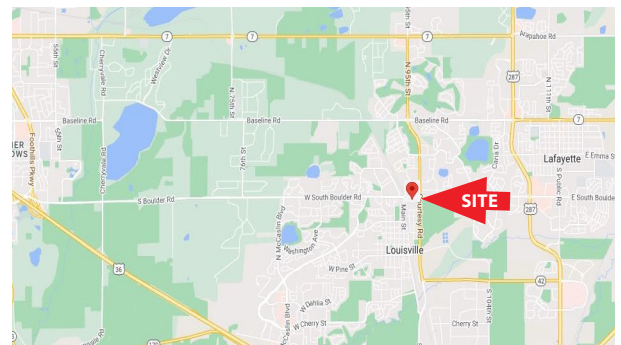
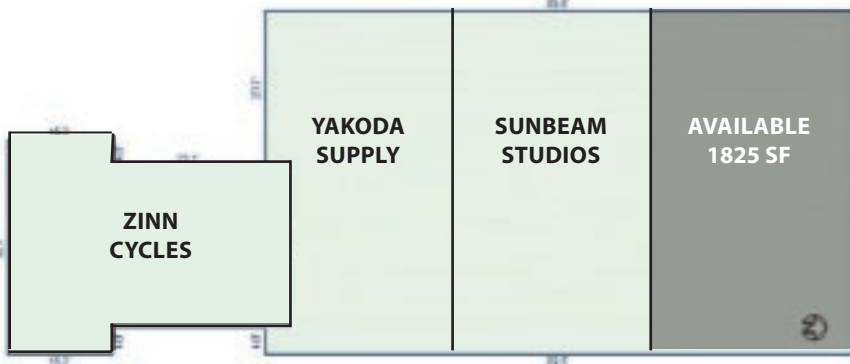
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