

1875

TAYLOR

LOUISVILLE, CO 80027

1

BUILDING

83,625

SQUARE FEET

6.81

ACRES

2022

YEAR BUILT

100%

OCCUPIED

1

TENANT



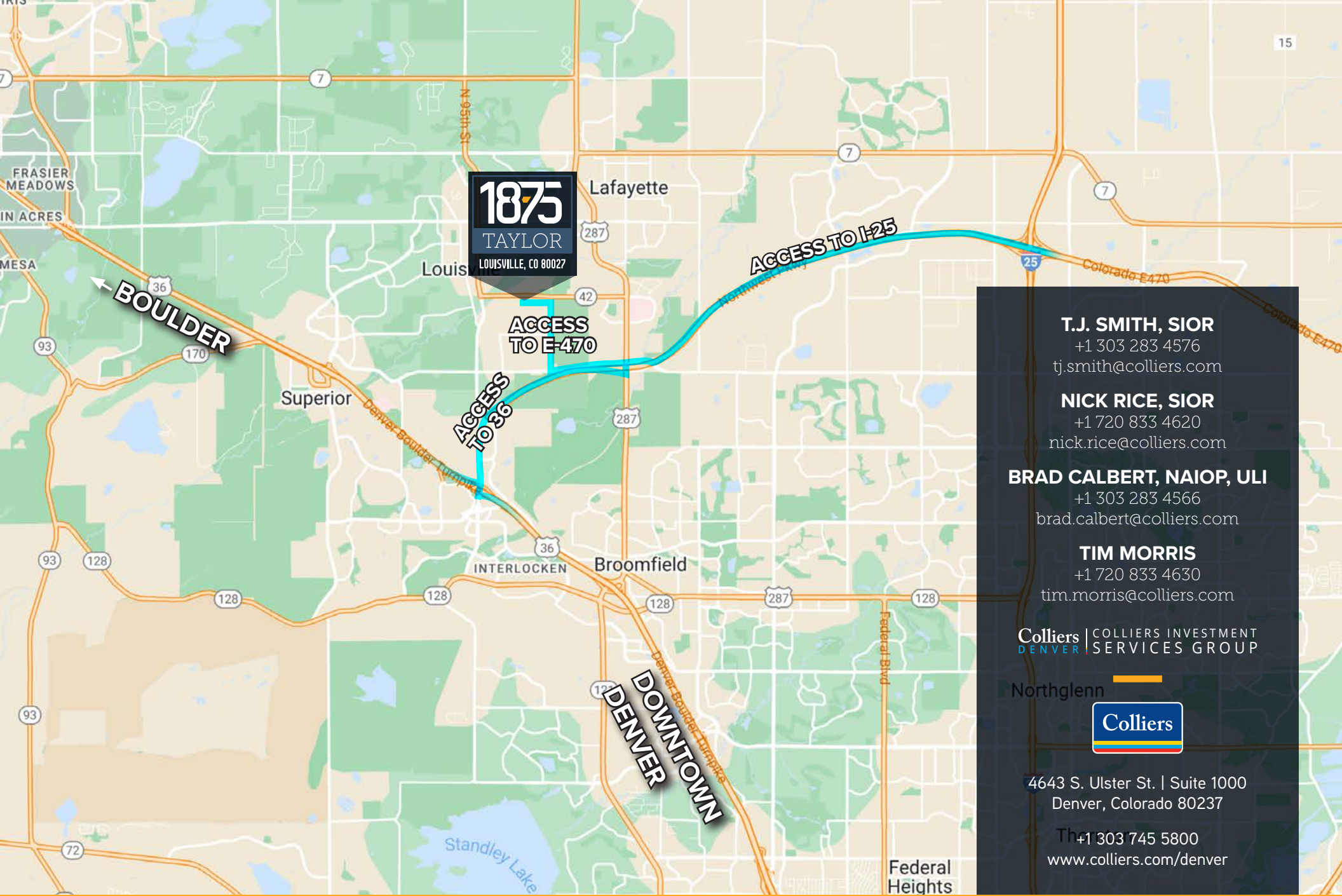
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1875 Taylor Avenue represents a high-quality Class A industrial building spanning 83,625 SF in the premier Colorado Technology Center located in Denver's Northwest Industrial Submarket. Situated in Louisville, Colorado, the encompassing area is widely recognized as one of the most affluent markets in the country characterized by ample employee and executive

housing communities, a highly educated workforce, nearby area amenities, proximity to Boulder, Metro Denver and growing Northern Colorado Communities. The Property was completed in 2022 and was 100% preleased to a leading technological tenant on a 10- year lease offering incoming investors strong contractual cash flow with 3.00% escalations.

- **State-of-the-art** new Class A construction
- **Located in the Colorado Tech Center**, the premier industrial hub of Northwest Denver, where infill sites have dwindled quickly.
- **Robust demographic and amenity profile** coupled with premier executive housing options near one of the most expensive home markets in the country in Boulder.
- **Directly in the path of growth** as the population shifts further north from Denver.
- **Located in Boulder County**, home to the most educated workforce in the country and the epicenter of Colorado's growing life sciences market.
- **Close proximity** to E-470 and US-36, providing the ability to access the entire Denver metro and beyond.
- **Significant tenant buildout**; "sticky tenant" with high probability of renewal in mission critical location.



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