
World Triathlon Corp.

PREPARED BY:



Rare Space Inc.
1331 17th St, Suite M-100
Denver, CO 80202

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1795 Dogwood St - Centerpoint at CTC



Location: **Northwest Denver Ind Cluster
Northwest Denver Ind Submarket
Boulder County
Louisville, CO 80027**

Building Type: **Class B Flex**
Status: **Built Jun 2007**
Tenancy: **Multiple Tenant**

Management: -
Recorded Owner: **CTC Building 1795, LLC**

Land Area: **3.95 AC**
Stories: **1**
RBA: **109,068 SF**
Total Avail: **No Spaces Currently Available**
% Leased: **100%**

Ceiling Height: **24'0"**
Column Spacing: **35'w x 40'd**
Drive Ins: **3 - 9'0"w x 14'0"h**
Loading Docks: **5 ext**
Power: **277-480v 3p**

Crane: -
Rail Line: **None**
Cross Docks: **None**
Const Mat: **Reinforced Concrete**
Utilities: -

Expenses: **2014 Tax @ \$1.93/sf; 2015 Est Ops @ \$4.06/sf**
Parcel Number: **1575160-15-005**
Parking: **Ratio of 1.90/1,000 SF**

