Lafayette Corporate Campus
292,264 Sq. Ft. OFFICE/FLEX

2600 Campus Drive, 2655 Crescent Drive, 2675 Crescent Drive,
2550 & 2650 Crescent Drive, Lafayette, CO 80026
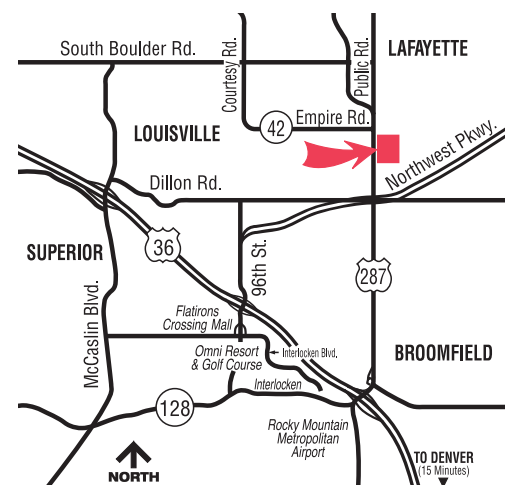
ETKIN JOHNSON
GROUP

**Lease rates & terms
are negotiable.**

■ **AVAILABLE**

EXEMPLA CIRCLE

OPEN AIR PAVILLION

HIKE/BIKE PATH

CAMPUS DRIVE

2550 CRESCENT DRIVE

2600 CAMPUS DRIVE

2650 CRESCENT DRIVE

2655 CRESCENT DRIVE

CRESCENT DRIVE

U.S. HWY. 287

2675 CRESCENT DRIVE

NORTH

- Immediate access to Northwest Parkway

- Meticulous landscaping showcasing a magnificent fountain and water feature

- Fiber-optic capabilities for advanced computing, teleconferencing and video conferencing

- 16' clear ceiling height

- Ample parking with up to 4.8 spaces provided per 1,000 rentable square feet, located close to building entrances

- Picturesque mountain views

- Local ownership

- Responsive, professional management

South Boulder Rd. — LAFAYETTE
Courtesy Rd.
Public Rd.
LOUISVILLE
42 Empire Rd.
Northwest Pkwy.
Dillon Rd.
SUPERIOR
36
96th St.
287
McCaslin Blvd.
Flatirons Crossing Mall
Omni Resort & Golf Course — Interlocken Blvd.
BROOMFIELD
Interlocken
128
Rocky Mountain Metropolitan Airport
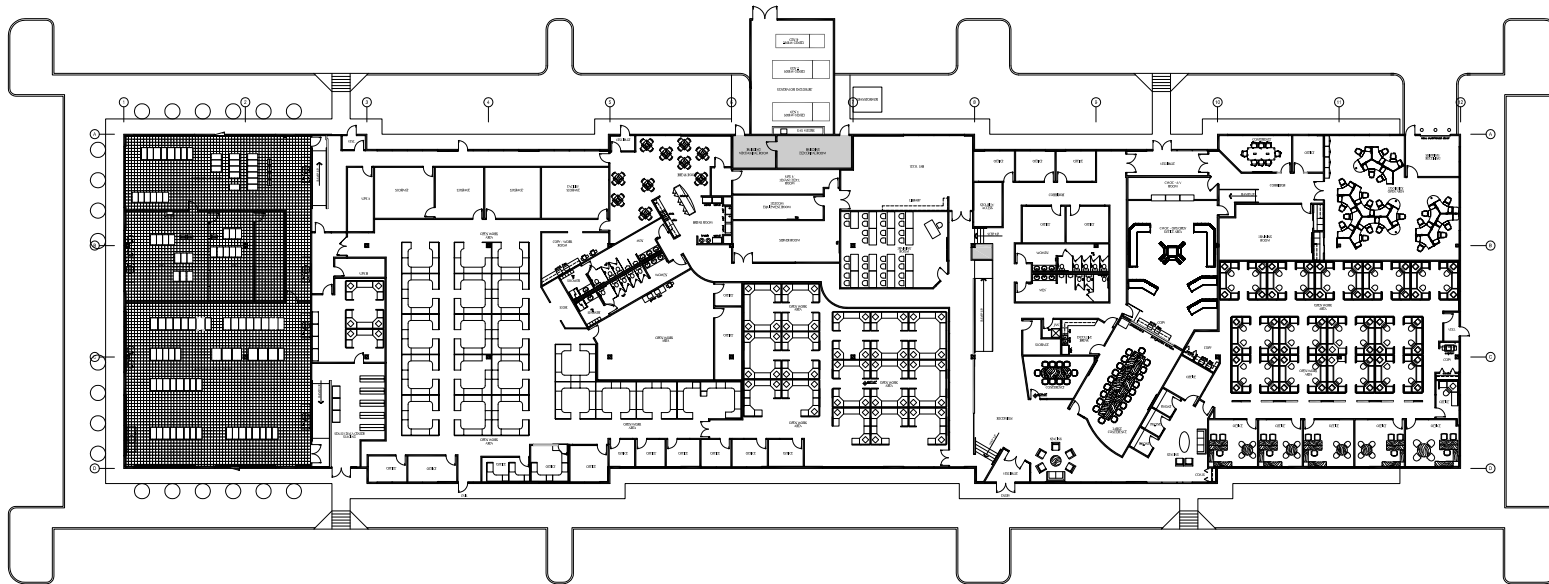TO DENVER (15 Minutes)
NORTH

Lafayette Corporate Campus

292,264 Sq. Ft. OFFICE/FLEX

2675 Crescent Drive, Lafayette, CO 80026

Suite 2675 B, 48,400 SF

Lease rates & terms are negotiable.
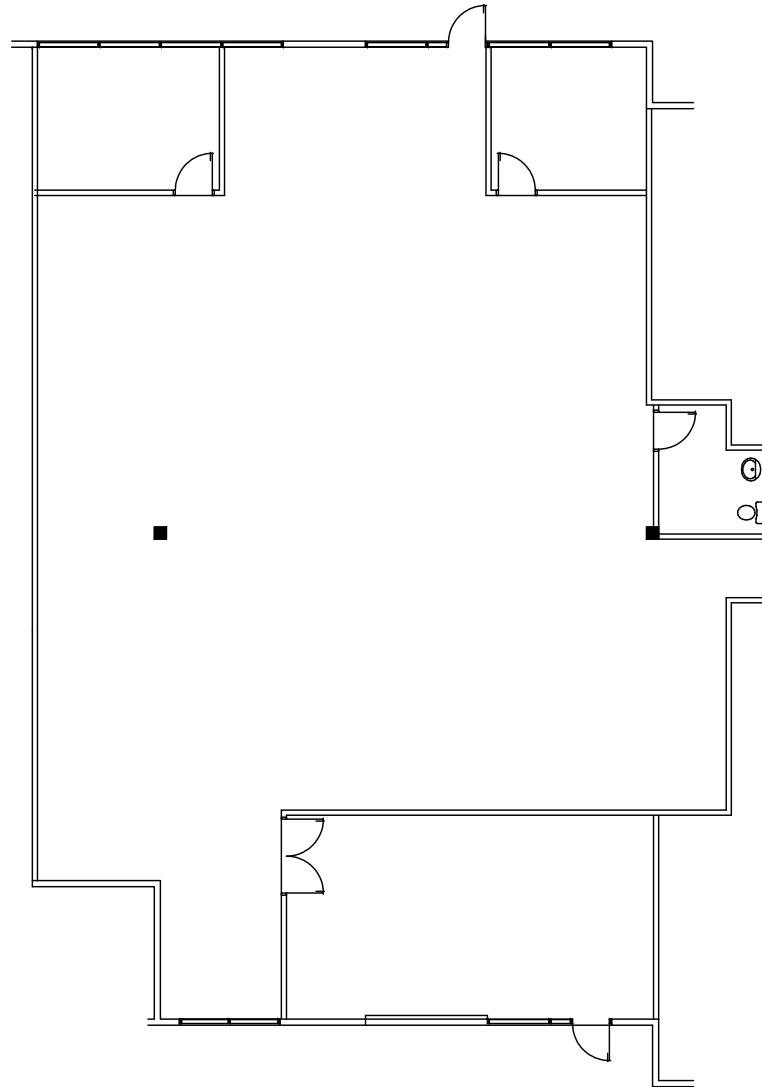

- 16' Clear
- Sprinklered
- Available Now

Lafayette Corporate Campus

292,264 Sq. Ft. OFFICE/FLEX

2655 Crescent Drive, Lafayette, CO 80026

Suite 2655 A-1, 4,432 SF

Lease rates & terms are negotiable.

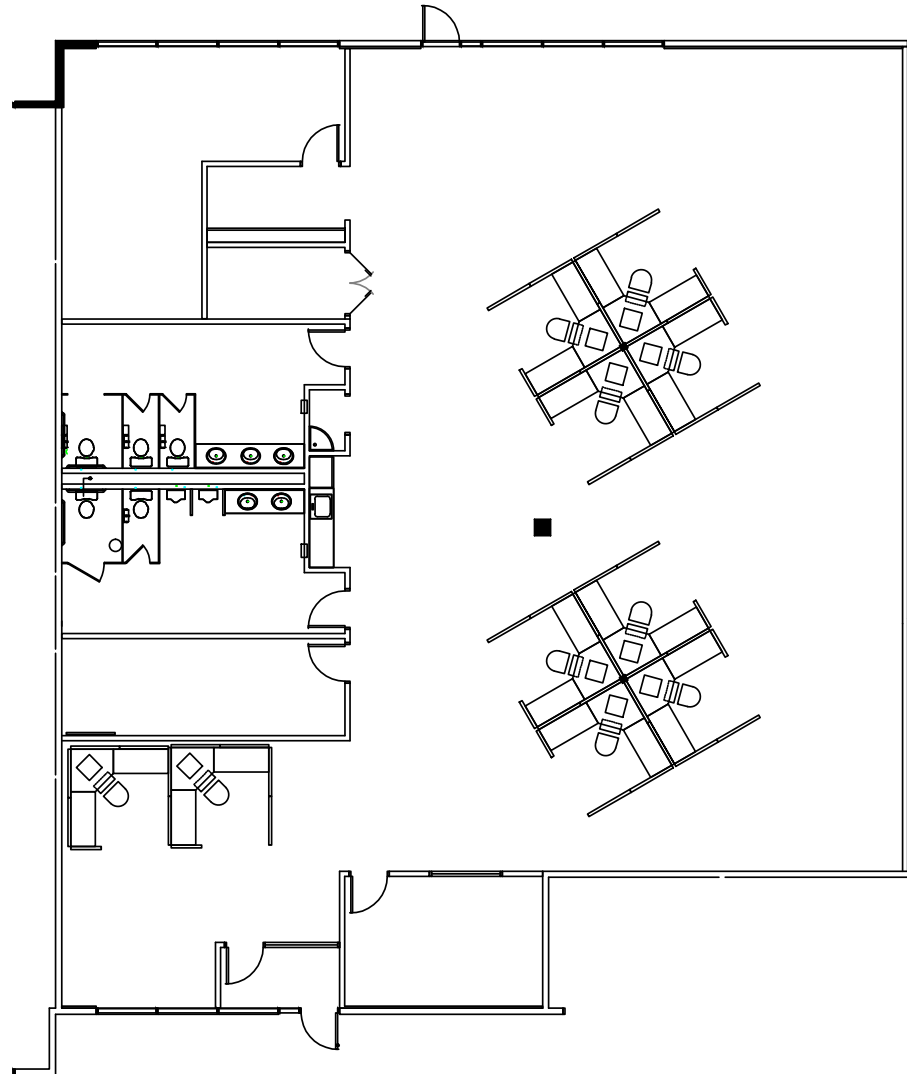- All Office
- Sprinklered
- Available Now

Lafayette Corporate Campus
292,264 Sq. Ft. OFFICE/FLEX

2655 Crescent Drive, Lafayette, CO 80026

Suite 2655 B, 5,030 SF
Lease rates & terms are negotiable.

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- All Office
- Workstations in Place
- Sprinklered
- Available Now

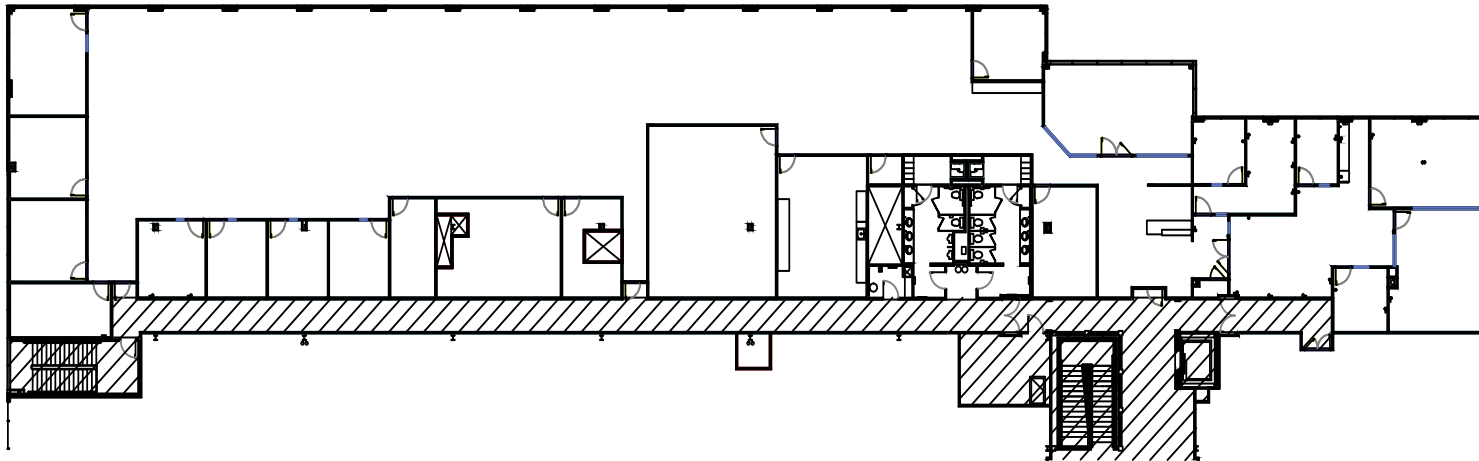# Lafayette Corporate Campus

292,264 Sq. Ft. OFFICE/FLEX

2650 Crescent Drive, Lafayette, CO 80026

Suite 201, 15,291 SF

Lease rates & terms are negotiable.

ETKIN JOHNSON GROUP

- All Office
- 16' Clear
- Sprinklered
- Available Now

DOWNTOWN BOULDER

Dillon Rd.

96th St.

104th St.

Empire Rd.

Northwest Pkwy

NORTHWEST PARKWAY

US 287

EXEMPLA
GOOD SAMARITAN
MEDICAL CENTER

lafayette
corporate
campus

Located immediately north of the entrance to the Northwest Parkway, Lafayette Corporate Campus offers businesses far more than a great address. Situated on 100 acres, the master planned campus delivers flexible space prepped with the advanced technology required by today's successful businesses. Proximity to the Exempla Good Samaritan Medical Center also enhances Lafayette Corporate Campus' desirability, particularly for a range of technology and healthcare operations.
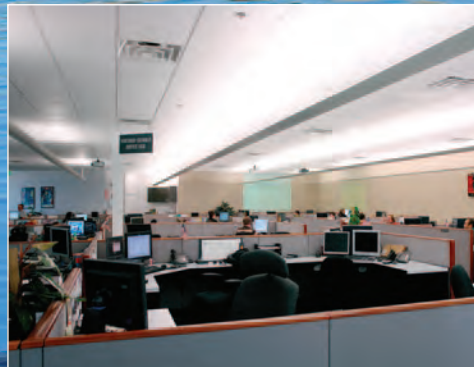
Lafayette Corporate Campus
2675 Crescent Drive
Lafayette, Colorado 80026

ETKIN
JOHNSON
G R O U P

CONTACT:
Ryan Good
Vice President Leasing/Sales
303.223.0496
rgood@etkinjohnson.com

48,400 Sq. Ft. Office Available
With High Performance Finishes
Including Two World-Class Data Centers

lafayette
corporate
campus

LAFAYETTE CORPORATE CAMPUS   2675 CRESCENT DRIVE   LAFAYETTE, COLORADO 80026

Premium Infrastructure In Place

- **48,400 RSF with surpurb quality throughout**
- **16'-0" clear ceiling height**
- **Sprinklered building**

Lighting System:

- **The general lighting in the space is provided by indirect linear fluorescent T8 fixtures with electronic ballasts.**
- **Many of the incandescent downlights in the space have been retrofitted with dimmable LED lamps.**

CMOC Area:

- **1,500 SF**
- **6 ton dedicated AC cooling unit**
- **Switchlite specialty glass window**

Electrical Service:

- **The service overcurrent device is an Electronic Trip, Molded Case Circuit Breaker rated 2000A at 480/277V.**
- **The service is capable of delivering 1660kW, or 34 watts per SF.**
- **There is one (1) pad mounted Utility transformer dedicated to service of this building.**
- **There are three (3) exterior diesel engine-generators; two (2) rated 500kW and one (1) rated 250kW.**
- **The generators serve three (3) ATS's, two (2) rated 800A and one (1) rated 400A.**

Data Centers:

- The two (2) Data Centers are in the High Tier I/Low Tier II classification. The two rooms are located adjacent to one another.
- Each data center is approximately 3,500 SF and includes both UPS and PDU Components.

North Data Center: The North Data Center is designed more closely toward Tier I Classification and includes the following:

- 4A 225kVA Dedicated Liebert UPS System
- 4A 500kW Dedicated Cummins Diesel Engine-Generator Set.
- 4Three (3) 20 ton Liebert Computer Room AC cooling units
- 4An FM 200 Fire Suppression System
- 4Smoke and Heat detection monitoring system at UPS room
- 4EPO (Emergency Shut Off) System
- 4Leak Detection Monitoring System
- 4NOC Room (800 SF)
- 4SOC Room (450 SF)
- 4Raised access floor with 18" clearance
- 4Security mesh at perimeter windows
- 4Security card access

South Data Center: The South Data Center is designed more closely toward Tier II Classification with redundant UPS's that offer Concurrent Maintenance capabilities. It includes the following:

- 4Two Redundant 225kVA Dedicated Liebert UPS Systems operating concurrently.
- 4A 500kW Cummins Dedicated Diesel Engine-Generator Set.
- 4Six (6) 20 ton Liebert Computer Room AC cooling units
- 4An FM 200 Fire Suppression System
- Smoke and Heat detection monitoring system in Data Center as well as UPS room
- EPO (Emergency Shut Off) System
- Leak Detection Monitoring System
- Raised access floor with 18" clearance
- Security partition at perimeter