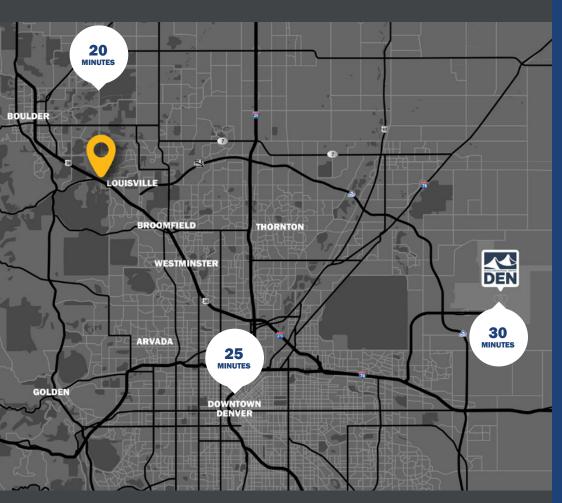


# LAB | R&D | CLEANROOM | DATA CENTER AND OFFICE SPACEFOR LEASE 1450 INFINITE DRIVE | LOUISVILLE | COLORADO

<image>

BECKY GAMBLE 303.945.2012 bgamble@deancallan.com BEAU GAMBLE 303.945.2028 beaugamble@deancallan.com KEVIN NELSON 720.464.3950 knelson@deancallan.com

#### 1450 INFINITE DRIVE | LOUISVILLE | COLORADO





## BOULDER COUNTY'S IN-DEMAND & TALENTED WORKFORCE



**72% of Boulder County residents have a bachelor's degree or higher** Hire from one of the most highly educated talent pools in the nation



>50% of area employment is provided by advanced technology companies Access top tech talent



100,000+ students enrolled at CU Boulder, DU, CSU, MSU Denver, Front Range Community College and more! Recruit from an esteemed network

of colleges & universities



2.3% employment growth compared to 1.5% national average, with an unemployment rate of 2.6% Benefit from strong economic conditions

### **BUILDING INFORMATION**

BUILDING SIZE	154,000 SF
AVAILABILITY	6,540-63,744 RSF
LEASE RATE	\$25.00-\$35.00 / RSF / NNN FOR LAB, CLEANROOM, AND R&D USERS. LEASE RATE ON OFFICE TO BE NEGOTIABLE.
TENANT FINISH DOLLARS AVAILABLE	\$50-\$100/SF
STORIES	2
YEAR BUILT	1996
PARKING RATIO	3.05:1000 SF
ZONING	P-C (LOUISVILLE)
CEILING HEIGHT	20'
LOADING	4 DOCKS

### AMENITIES

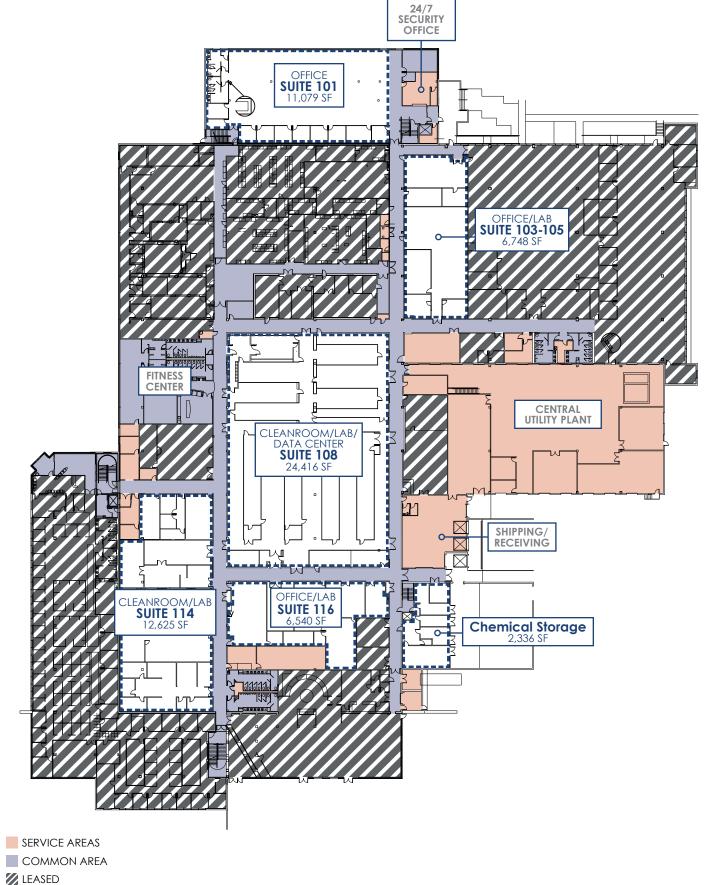
- 24/7 security
- Card access control system
- Full service kitchen
- Outdoor patio and seating
- Exercise facility
- Basketball and volleyball courts
- Adjacent to Louisville open space with multiple trails and bike paths
- Convenient access to US Hwy 36 and numerous amenities within walking distance

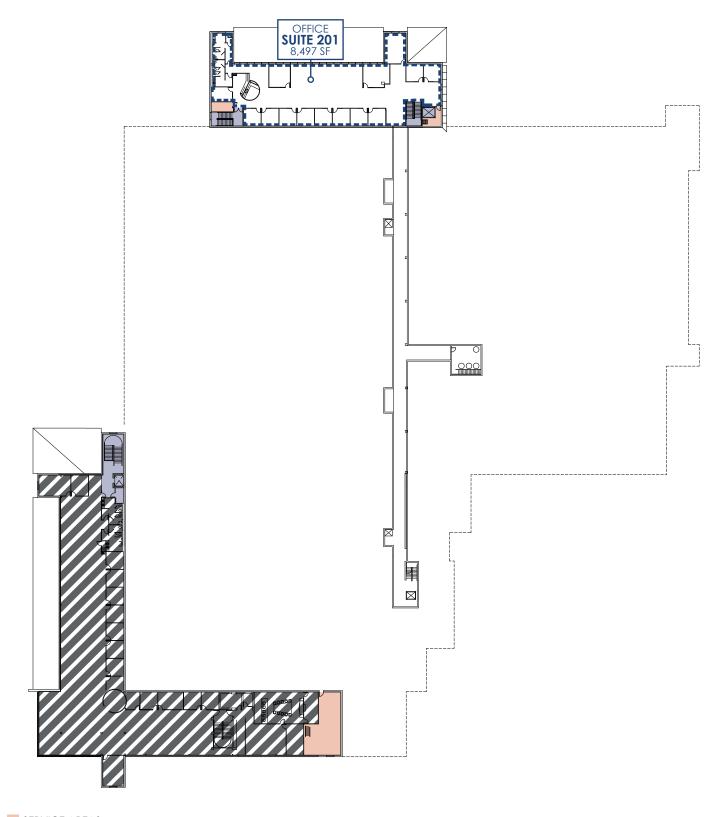
## POWER AND MECHANICAL SYSTEMS

- 16,000 + amp of power
- Redundant power source
- HVAC Mechanical 24/7
- Extensive Emergency Back-up power
- Redundant Electrical, Heating and Cooling Service
- Chemical Control Infrastructure in Place
- Special Utility Systems Including:
  - Acid Neutralization Equipment
  - Heavy Metal Removal System
  - De-Ionized Water System
  - Refrigeration Equipment



1450 INFINITE DRIVE | LOUISVILLE | COLORADO





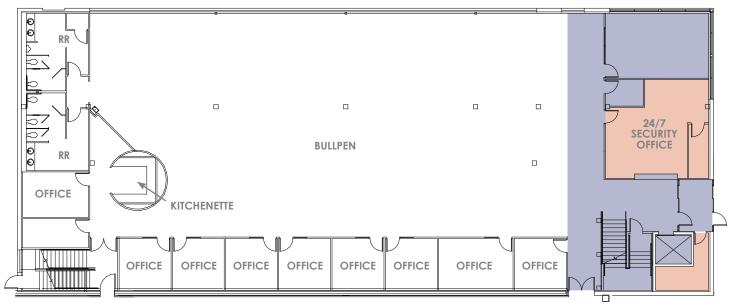
SERVICE AREAS COMMON AREA LEASED

SIZE

11,079 RSF

LEASE RATE NEGOTIABLE

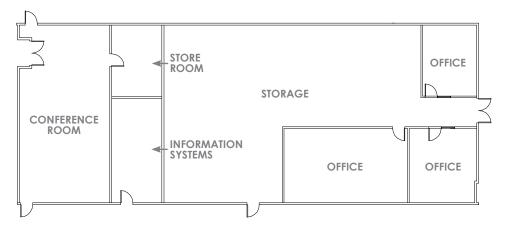
Large open office space lined with personal offices, kitchenette and insuite restrooms.



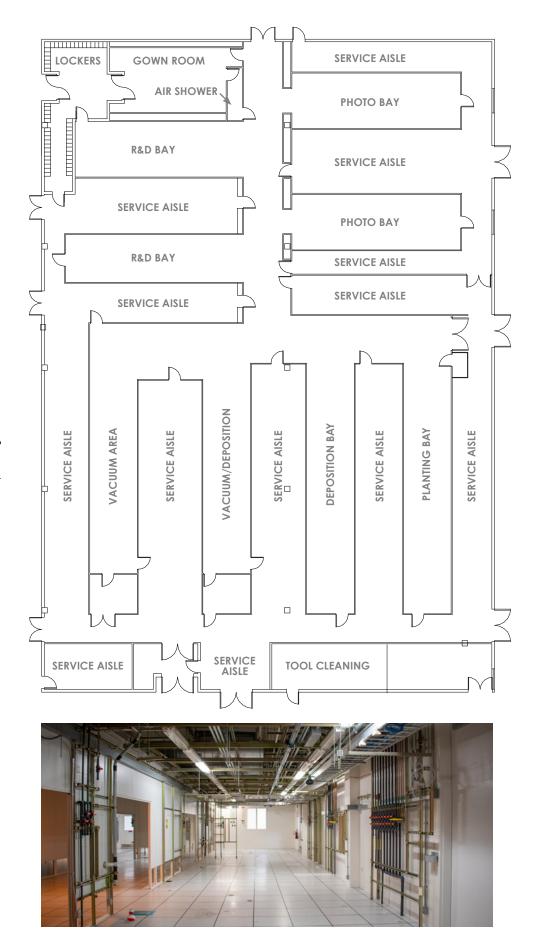
#### SUITE 103-105

SIZE	6,748 RSF
LEASE RATE	\$25.00-\$35.00 / RSF / NNN

Open floor plan with lab, private offices, conference room and storage space.



SIZE	24,416 RSF
LEASE RATE	\$25.00-\$35.00 RSF / NNN
Large data cente lockers and clear	
CHEMICAL STOP	RAGE
SIZE	2,336 RSF
Chemisal storage s	
housing for acid, flo and chemical wast	e. Available in
conjunction with la	
	BEAD BLAST
	FLAMABLE
	CAUSTIC
	$\leq$
CHEMIC	
WAST	E



 $\ensuremath{^*\!Chemical}$  Storage room can be leased with larger lab users but is not eligible on its own.

SIZE

LEASE RATE \$25.00-\$35.00 / RSF / NNN

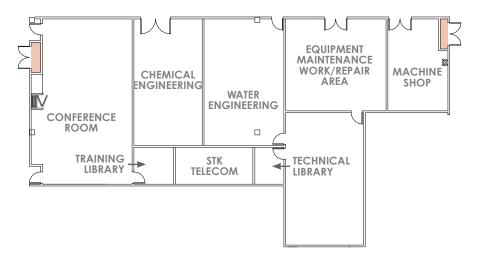
Lab space with cleanroom, storage, and office space.

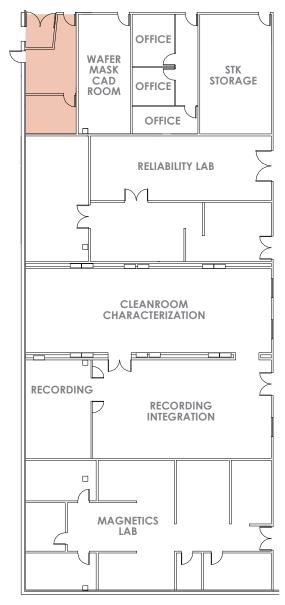


SUITE 116

SIZE	6,540 RSF
LEASE RATE	\$25.00-\$35.00 / RSF / NNN

Lab space with conference room.





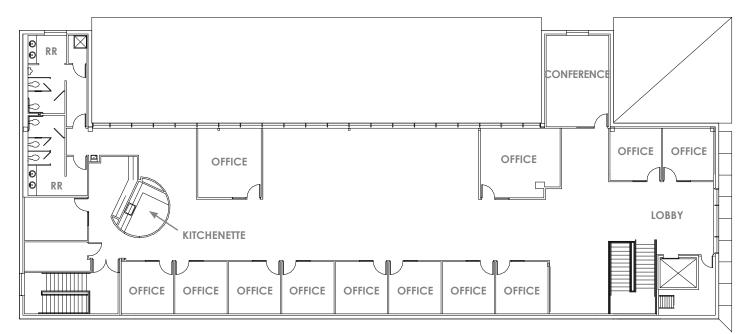
SIZE

8,497 RSF

NEGOTIABLE

LEASE RATE

Large open office space lined with personal offices, kitchenette insuite restrooms, lobby/reception area, and direct access to elevator.





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1510 28th Street Suite 200 Boulder, CO 80303 www.deancallan.com

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