

AVAILABLE

2400 INDUSTRIAL LANE, SUITE 2000
BROOMFIELD, CO 80020

PREMIUM OFFICE SPACE | PROXIMITY TO DENVER / DIA



DEMOGRAPHIC HIGHLIGHTS:	1 mi.	3 mi.	5 mi.
POPULATION 2011:	6,643	75,812	215,120
% POPULATION CHANGE 2000-2001:	1.94%	15.83%	13.06%
% POPULATION CHANGE 1990-2011:	50.50%	83.83%	62.98%
AVERAGE HOUSEHOLD INCOME 2011:	\$73,911	\$95,657	\$87,401
NUMBER OF EMPLOYEES:	N/A	N/A	7/A
TOTAL DAYTIME WORK POPULATION:	3,379	36,286	84,893

2400 Industrial Lane is ideally located off US Highway 36 and Highway 287 with excellent visibility due to its prominent US Highway 36 location. Over 154,000 cars pass the site every day. Highway 287 is one of the primary exits in the Northwest Denver area and features an abundance of retail, office and industrial projects. 2400 Industrial is approximately 1 mile from the interchange.

FOR MORE INFORMATION, PLEASE CONTACT

Robert Bullock

720.775.7170

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EXDO PROPERTIES

3535 Larimer Street
Denver, CO 80205

303.297.8151
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2400 INDUSTRIAL LANE SUITE 2000

PROPERTY DETAILS

Space Available:	7,912 approx. SF
Rental Rate:	\$9.75 / FSG / Year
Available:	NOW
Lease Term:	12 Months
Unit Type:	Multi-Use / Business Office

AMENITIES

- 500 uncovered / shared parking spaces
- Centrally located: Downtown Denver, Boulder, DIA
- Easy highway access: US Highway 36 and Highway 287
- Capable of TIER III DATA CENTER with up to 13 mega watts of available power
- Includes a complete mailroom, breakroom, and executive office.

2400 Industrial Lane is a multi-tenant industrial building located in the Broomfield Submarket in Northwest Denver. The two-story building offers 193,305 rentable square feet and features outstanding US Highway 36 frontage along with a desirable Northwest Denver location. The building sits on +9.92 acre site with 500 usable parking spaces. This 2nd floor office can handle a TIER III DATA CENTER and boasts rated floors, freight elevator, high ceilings, heavy fiber and more.

Industrial Lane

Highway 287



Highway 36

SUITE 2000
7,912 SF
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