DEMOGRAPHIC HIGHLIGHTS: 1 mi, 3 mi, 5 mi, POPULATION 2011: 0.6-48 75.812 2-15.120 % POPULATION CHANGE 2000-2001: 2015 15.93% 13.06% % POPULATION CHANGE 1990-2011; 115.93% 13.06% % POPULATION CHANGE 1990-2011; 115.93% 15.298%

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.

AVERAGE HOUSEHOLD INCOME 2011:

TOTAL DAYTIME WORK POPULATION:

NUMBER OF EMPLOYEES:

FOR MORE INFORMATION, PLEASE CONTACT

Robert Bullock 720,775,7170

robert@exdoproperties.com





PREMIUM OFFICE SPACE | PROXIMITY TO DENVER / DIA





EXDO PROPERTIES

3535 Larimer Street Denver, CO 80205

303.297.8151 www.exdoproperties.com

FOR MORE INFORMATION, PLEASE CONTACT Robert Bullock 720.775.7170 robert@exdoproperties.com



2400 INDUSTRIAL LANE SUITE 2000

PROPERTY DETAILS

Space Available: 7,912 approx. SF

Rental Rate: \$9.75 / FSG / Year

NOW Available:

Lease Term: 12 Months

Unit Type:

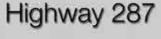
Multi-Use / Business Office

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













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