



CONNECT & DISCOVER



INNOVATION AT BOULDER COUNTY

**UNIQUE, LARGE BLOCK
OPPORTUNITY**

**PERFECTLY SUITED FOR CREATIVE OFFICE
OR LIFE SCIENCES (R&D/GMP)**

1601 DRY CREEK, LONGMONT, CO 80503



PROPERTY HIGHLIGHTS

Address: 1601 Dry Creek, Longmont, CO 80503

Building Size: 555,410 SF

Operating Expenses: \$6.80/sf

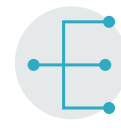
Lease Rate: Negotiable

Tenant Improvements: Negotiable



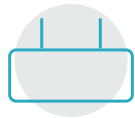
POWER

Approximately 60w/sf.
Back-up generators with 100kw and 75kw. Dual feeds; primary feed has 10mw and secondary feed has 2mw.



CONNECTIVITY

High-speed fiber available
(Nextlight*, AT&T and Century Link)
**Among fastest internet providers in the Nation at 1,000 megabits per second*



SIGNAGE

Monument signage available



ELECTRIC RATES

Longmont Power and Communications electric rate are **30% less expensive** than the surrounding power providers



ON-SITE AMENITIES



SEPARATE ENTRANCES



AMPLE PARKING

4.2:1,000 Parking ratio



LARGE WINDOWS



MOUNTAIN VIEWS



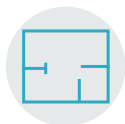
BASKETBALL COURT



OUTDOOR PICNIC TABLES



OFFICE HIGHLIGHTS



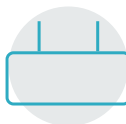
TOTAL SPACE AVAILABLE

105,000 SF
Divisible to 20,000 SF



10' CEILINGS

Up to 15.4' exposed



SIGNAGE

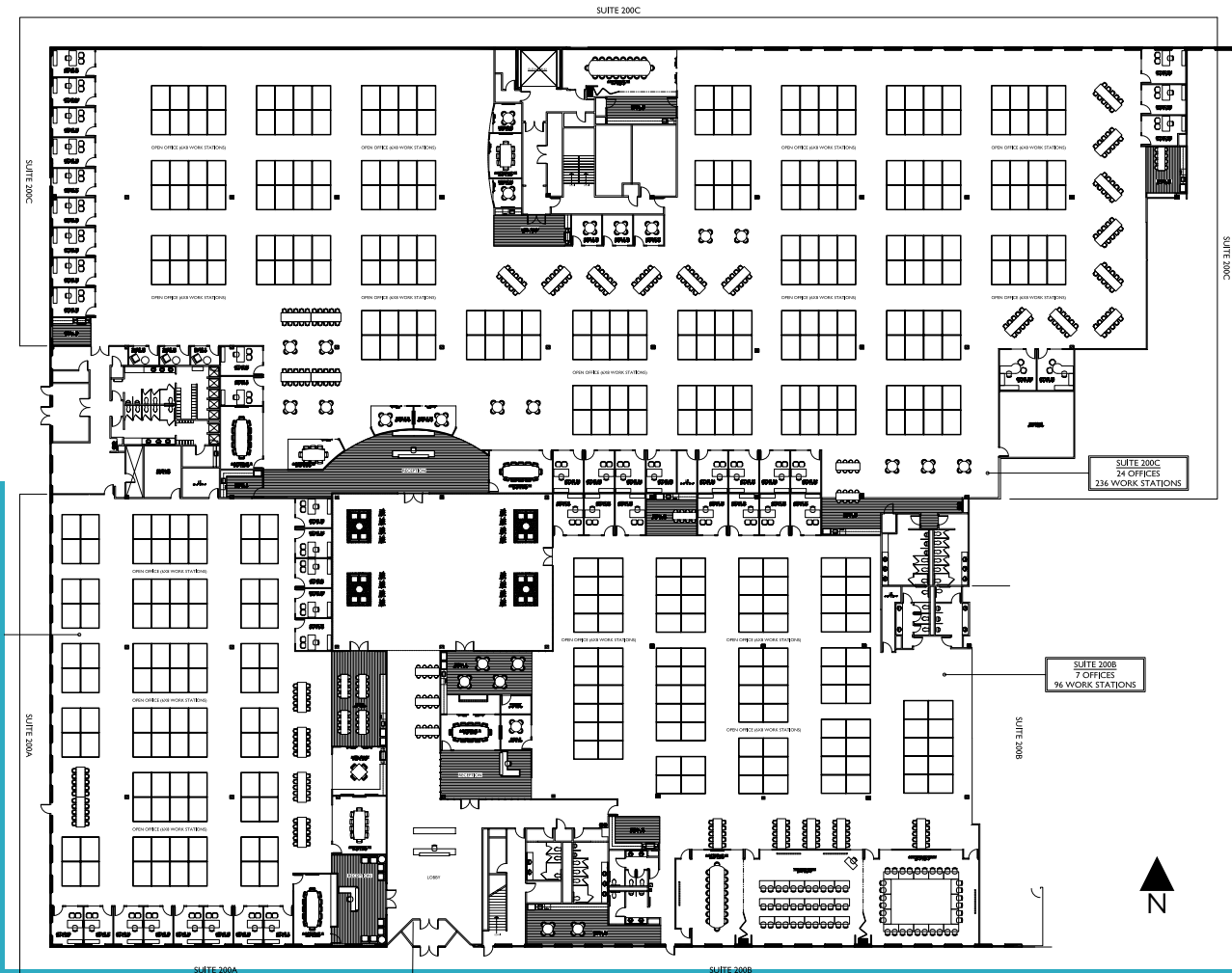
Monument signage available



FLOOR PLAN

HYPOTHETICAL FURNITURE PLAN

from approximately 15,000 to 105,000 SF available



SUITE 200A
18,016 RSF

SUITE 200B
23,045 RSF

SUITE 200C
58,229 RSF

WAREHOUSE HIGHLIGHTS



TOTAL AVAILABLE SPACE

19,932 SF



ZONING

Business Light Industrial



CLEAR HEIGHT

15'



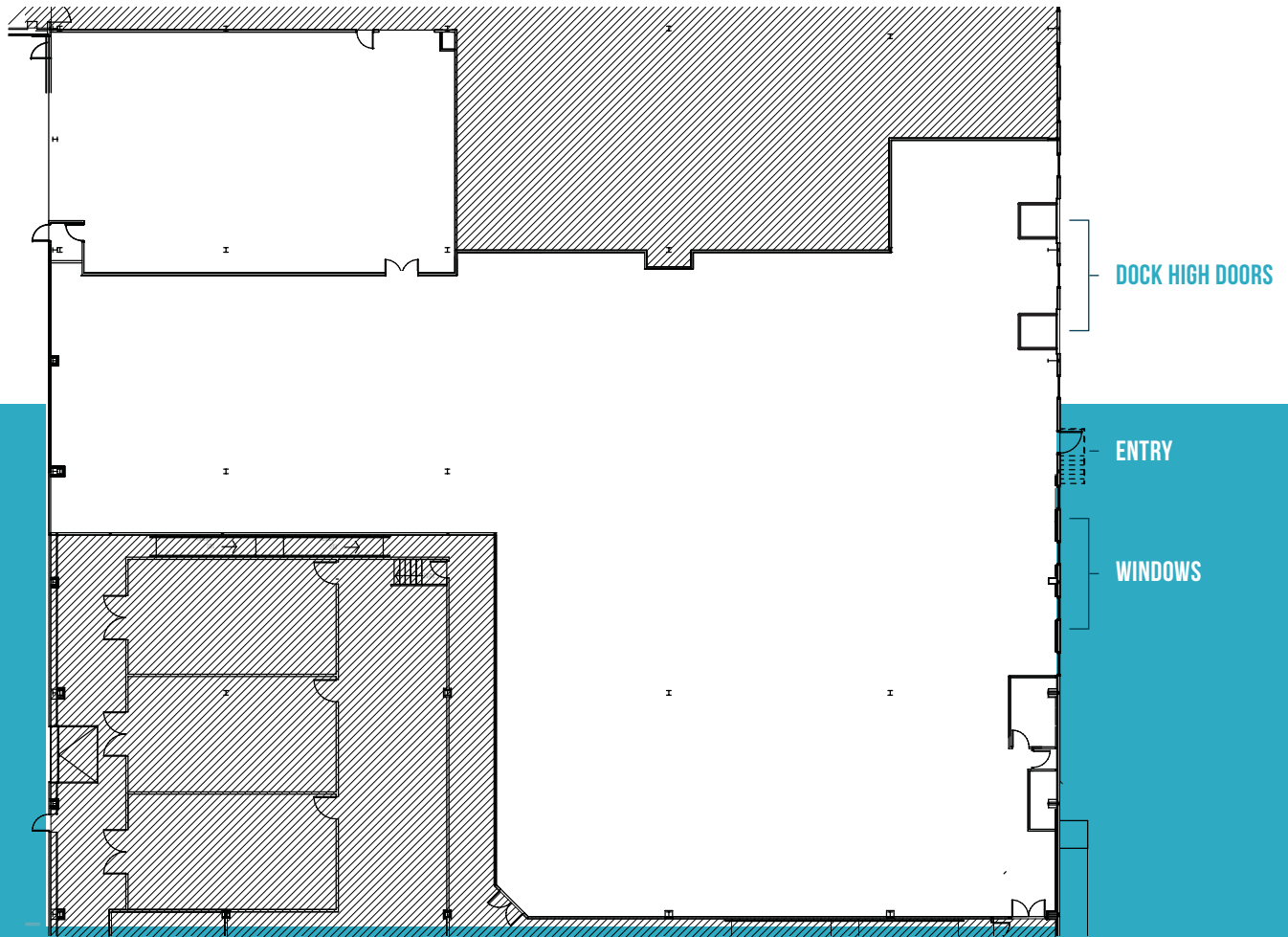
LOADING

2 dock-high doors



FLOOR PLAN

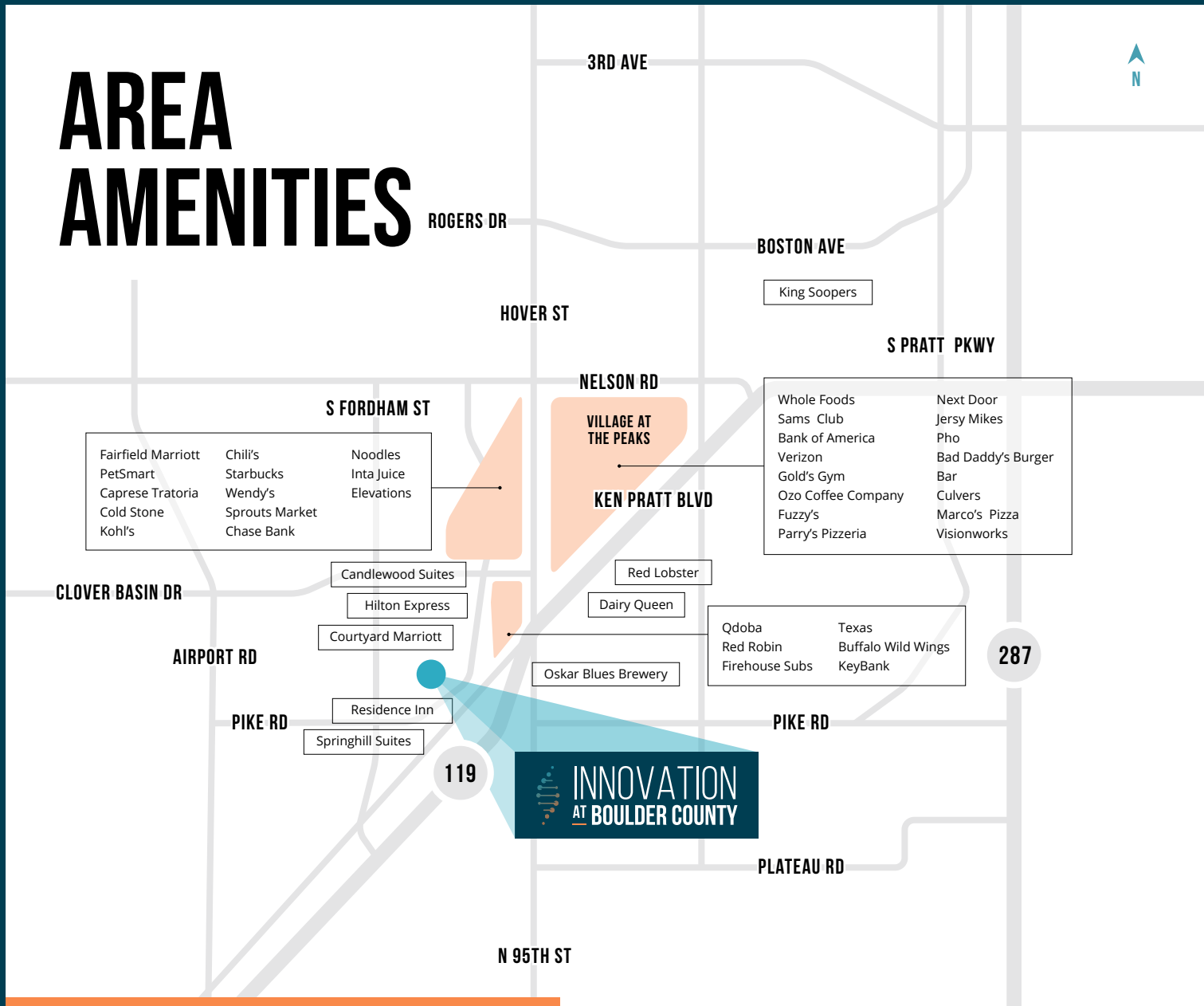
SUITE N WAREHOUSE



**SUITE N
WAREHOUSE**
19,932 RSF



AREA AMENITIES



MINUTES AWAY FROM DOWNTOWN
LONGMONT, BOULDER & GUNBARREL

DRIVE TIMES

I-25: 15min

US-36: 15min

Downtown Boulder: 20min

Downtown Denver: 45min

Denver International Airport: 45min

Fort Collins: 50min



244
RESTAURANTS



15
HOTELS



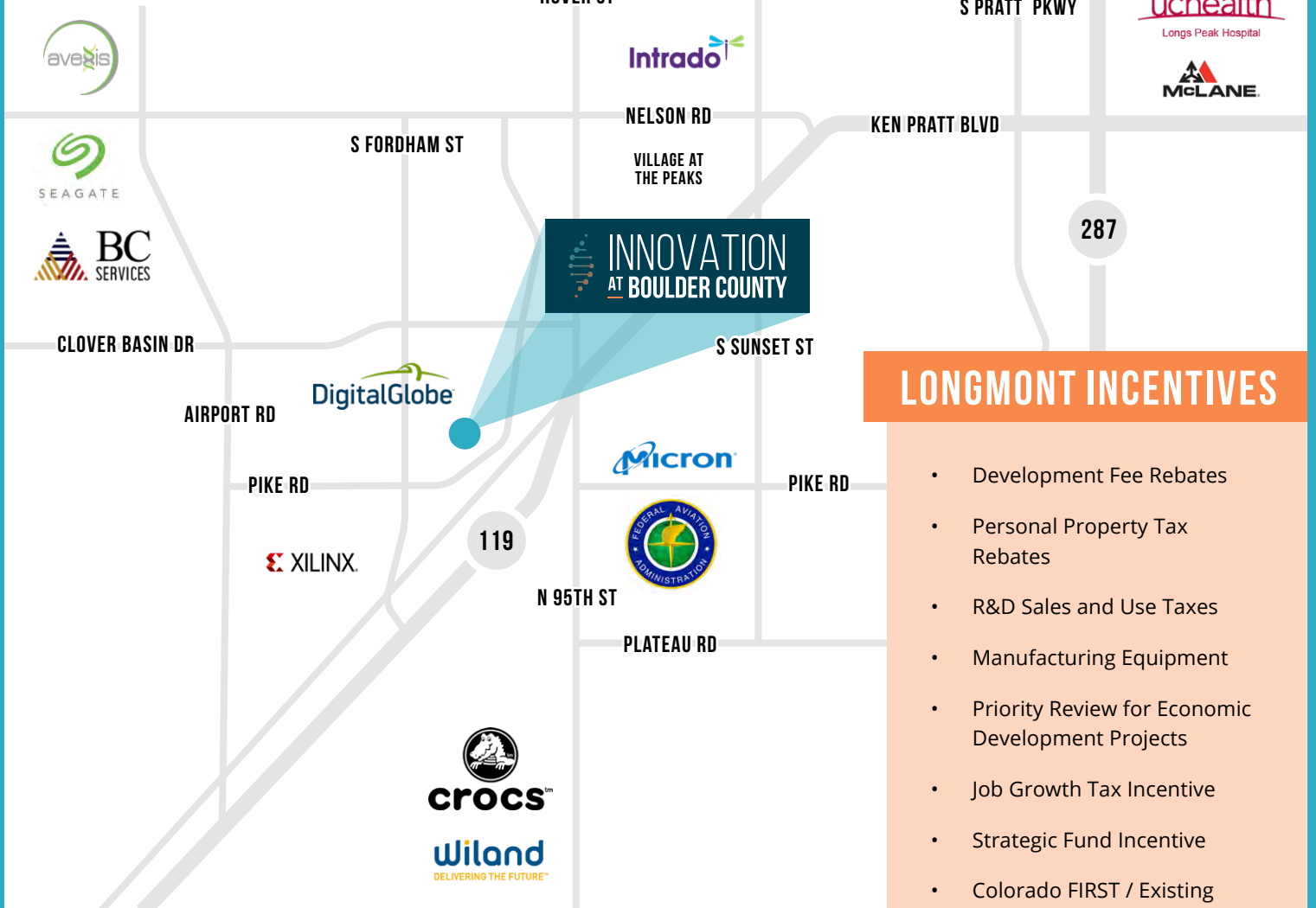
15
BARS



56
TRAILS

NEARBY TENANTS

TECH, LIFE SCIENCES & OTHER NOTABLE TENANTS



LONGMONT INCENTIVES

- Development Fee Rebates
- Personal Property Tax Rebates
- R&D Sales and Use Taxes
- Manufacturing Equipment
- Priority Review for Economic Development Projects
- Job Growth Tax Incentive
- Strategic Fund Incentive
- Colorado FIRST / Existing Industry Customized Training Programs.

DEMOGRAPHICS



466,000

Residential population



\$650K

Average value of owner-occupied units



\$143K

Average income



33.5%

Bachelors degree



INNOVATION AT BOULDER COUNTY

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