



AVAILABLE NOW  
2410 TRADE CENTRE AVE.



Boulder County offers more than  
35K ACRES OF  
OPEN SPACE  
and  
110+ MILES OF BIKING &  
HIKING TRAILS

# TRADE CENTRE

BOULDER COUNTY FLEX CAMPUS  
FOR LEASE

FOR MORE INFORMATION PLEASE CONTACT:

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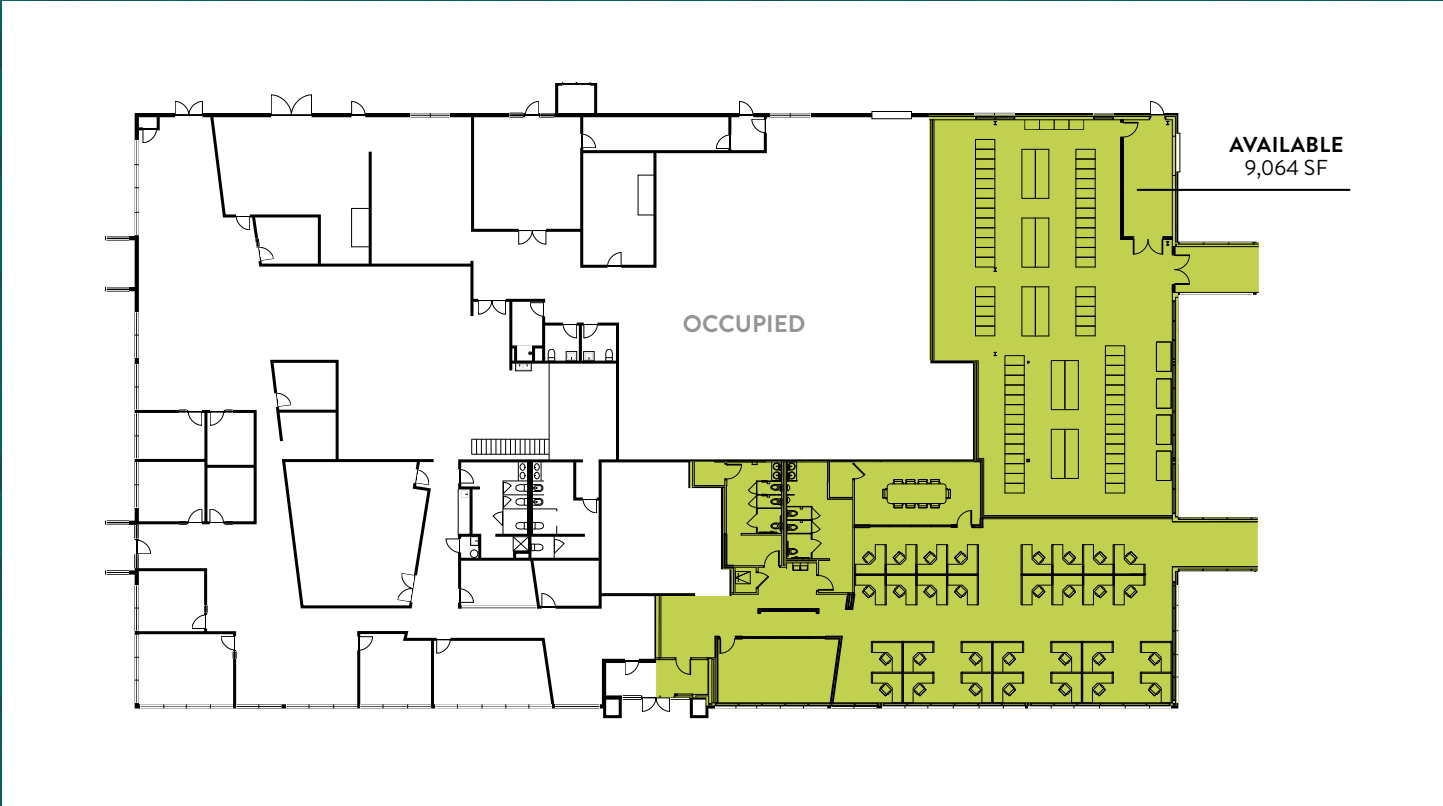
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FLOOR PLAN

2410 TRADE CENTRE  
9,064 SF TOTAL AVAILABLE



NOT TO SCALE

BUILDING HIGHLIGHTS



4.2: 1,000  
CAMPUS  
PARKING



OUTDOOR  
SEATING AND  
MEETING AREAS



PROACTIVE  
ENGAGED  
OWNERSHIP



BOULDER  
COUNTY  
LOCATION



MASS  
TRANSIT  
ACCESSIBLE

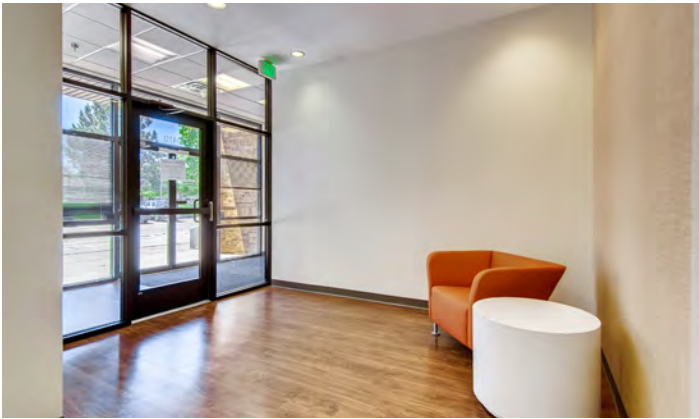


SURROUNDED  
BY  
AMENITIES



BUILDING DETAILS

| LOCATION                   |                                                  |
|----------------------------|--------------------------------------------------|
| Address:                   | 2410 Trade Centre Ave.                           |
| City, State, Zip:          | Longmont, CO 80503                               |
| County:                    | Boulder                                          |
| AVAILABILITY               |                                                  |
| Total Available Area (SF): | 9,064 (4,266 SF data center and 4,798 SF office) |
| Available Date:            | Immediately                                      |
| Lease Rate:                | To Quote                                         |
| Operating Expenses:        | \$6.65/SF                                        |



| BUILDING FEATURES           |                                                                     |
|-----------------------------|---------------------------------------------------------------------|
| Total Building Size (SF):   | 26,724                                                              |
| Land Area (Acres):          | 5.33 (Shared with 2400)                                             |
| Construction Age (Year):    | 1989                                                                |
| Dropped Ceiling Height:     | 9'6", open to deck                                                  |
| Parking:                    | 109 Spaces (4.1 : 1,000 SF)                                         |
| Loading:                    | 1 Dock High                                                         |
| Building Construction Type: | Steel frame with steel beams and columns, CMU walls                 |
| Power:                      | 2500 Amps 277-480V 3 Phase dedicated to Suite 800 Amps for Building |
| Cabling Phone System:       | Cat 5e & 6                                                          |
| Fiber:                      | City of Longmont & CenturyLink                                      |
| Fire Protection System:     | Wet                                                                 |
| Zoning:                     | N-PE (Non-Residential Primary Employment)                           |
| Comments:                   | Furniture potentially available                                     |

