



**Dean
Callan**

& COMPANY, INC.

1510 28th Street

Suite 200

Boulder, CO 80303

www.deancallan.com

WATCH



VIDEO

<https://youtu.be/LxElo8yFijk>

LAB | R&D | CLEANROOM | DATA CENTER AND OFFICE SPACE FOR LEASE

1450 INFINITE DRIVE | LOUISVILLE | COLORADO



BECKY GAMBLE

303.945.2012

bgamble@deancallan.com

BEAU GAMBLE

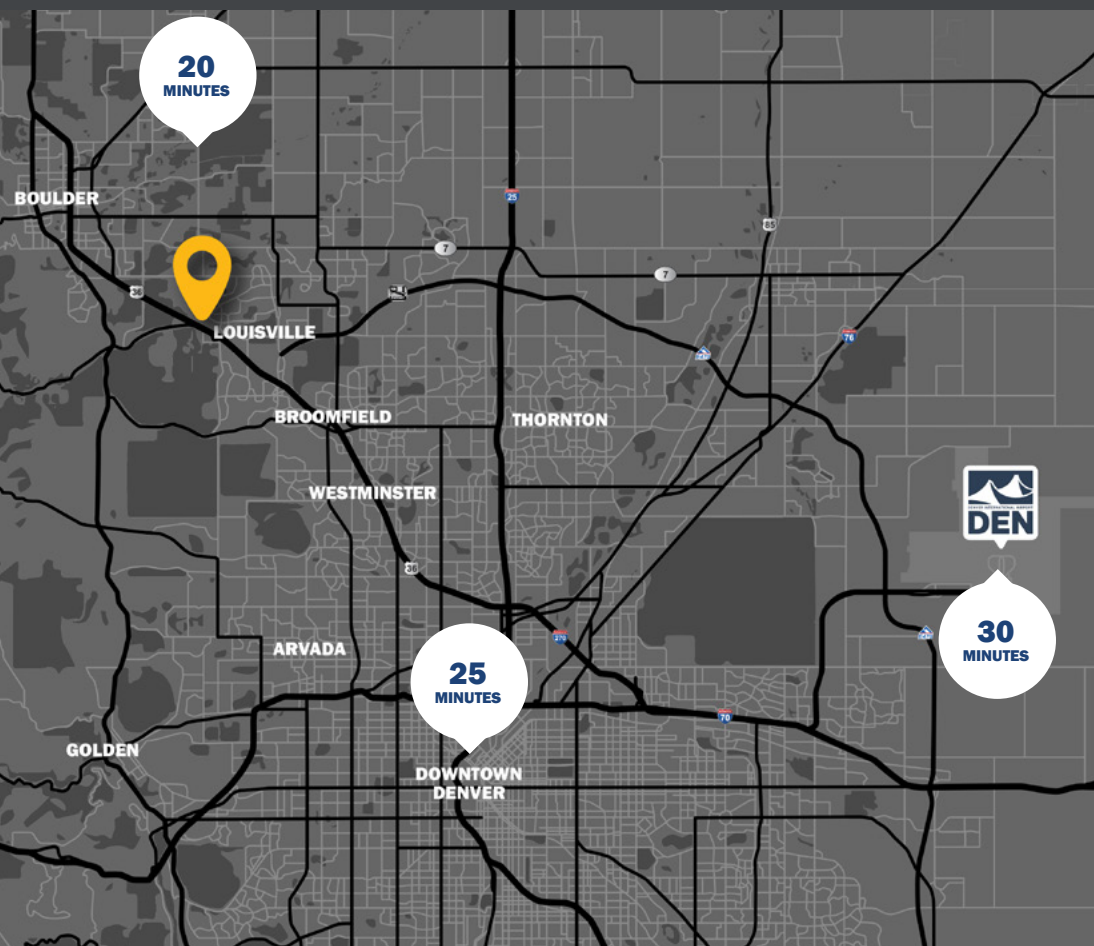
303.945.2028

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KEVIN NELSON

720.464.3950

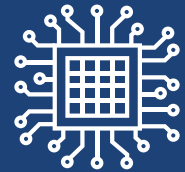
knelson@deancallan.com



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

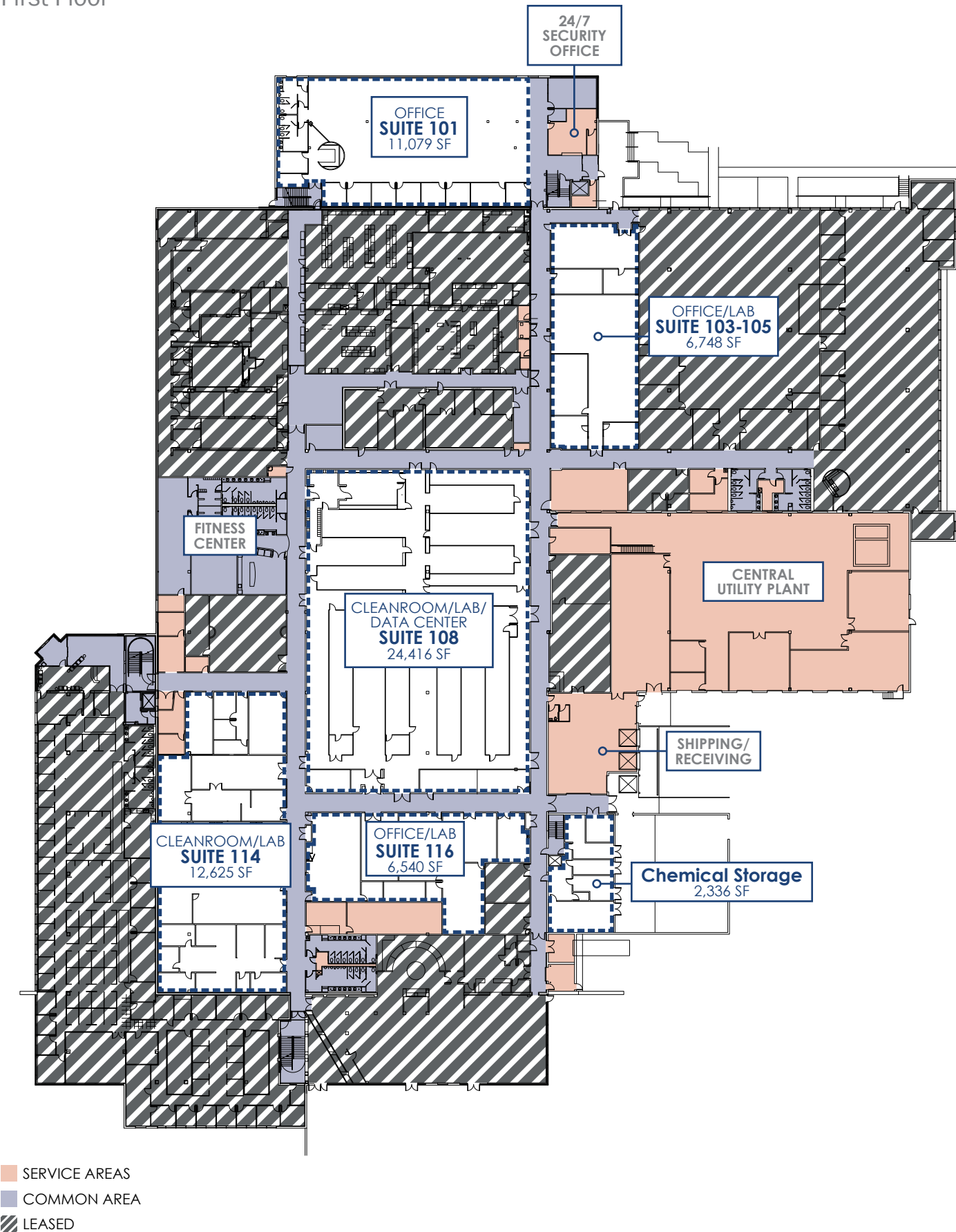
- 24/7 security
- Card access control system
- Full service kitchen
- Outdoor patio and seating
- Exercise facility
- Basketball and volleyball courts
- Adjacent to Louisville open space with multiple trails and bike paths
- Convenient access to US Hwy 36 and numerous amenities within walking distance

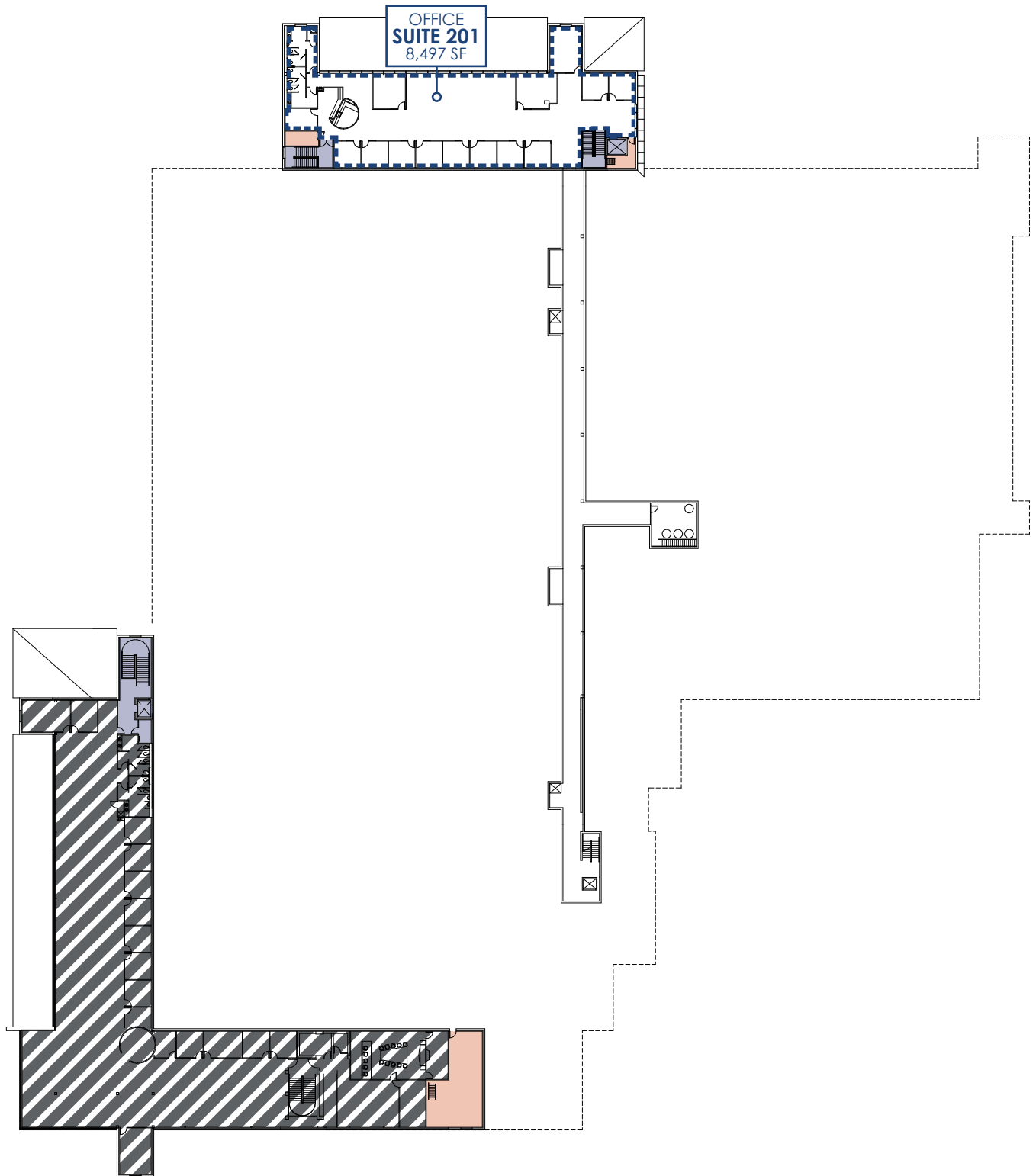
POWER AND MECHANICAL SYSTEMS

- 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



First Floor

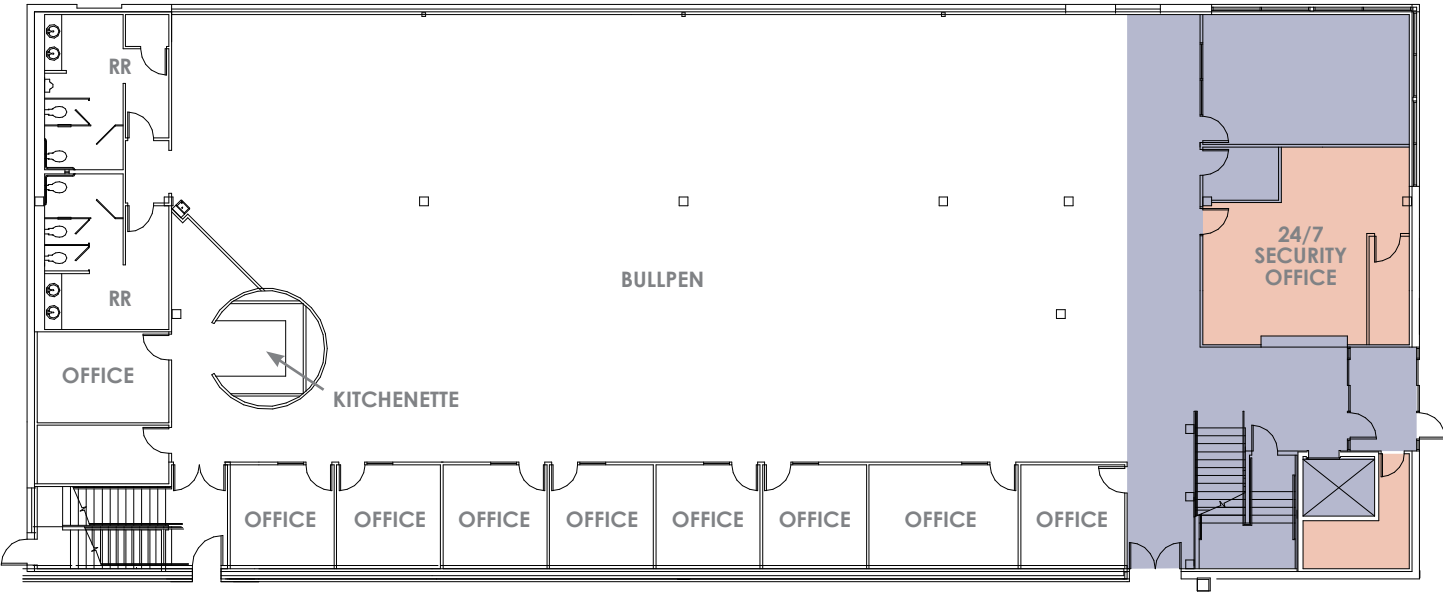




SUITE 101

SIZE	11,079 RSF
LEASE RATE	NEGOTIABLE

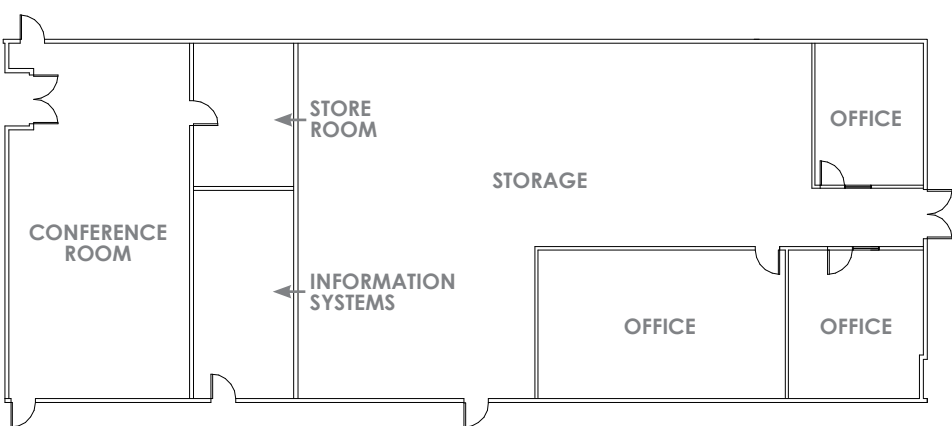
Large open office space lined with personal offices, kitchenette and insuite restrooms.



SUITE 103-105

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

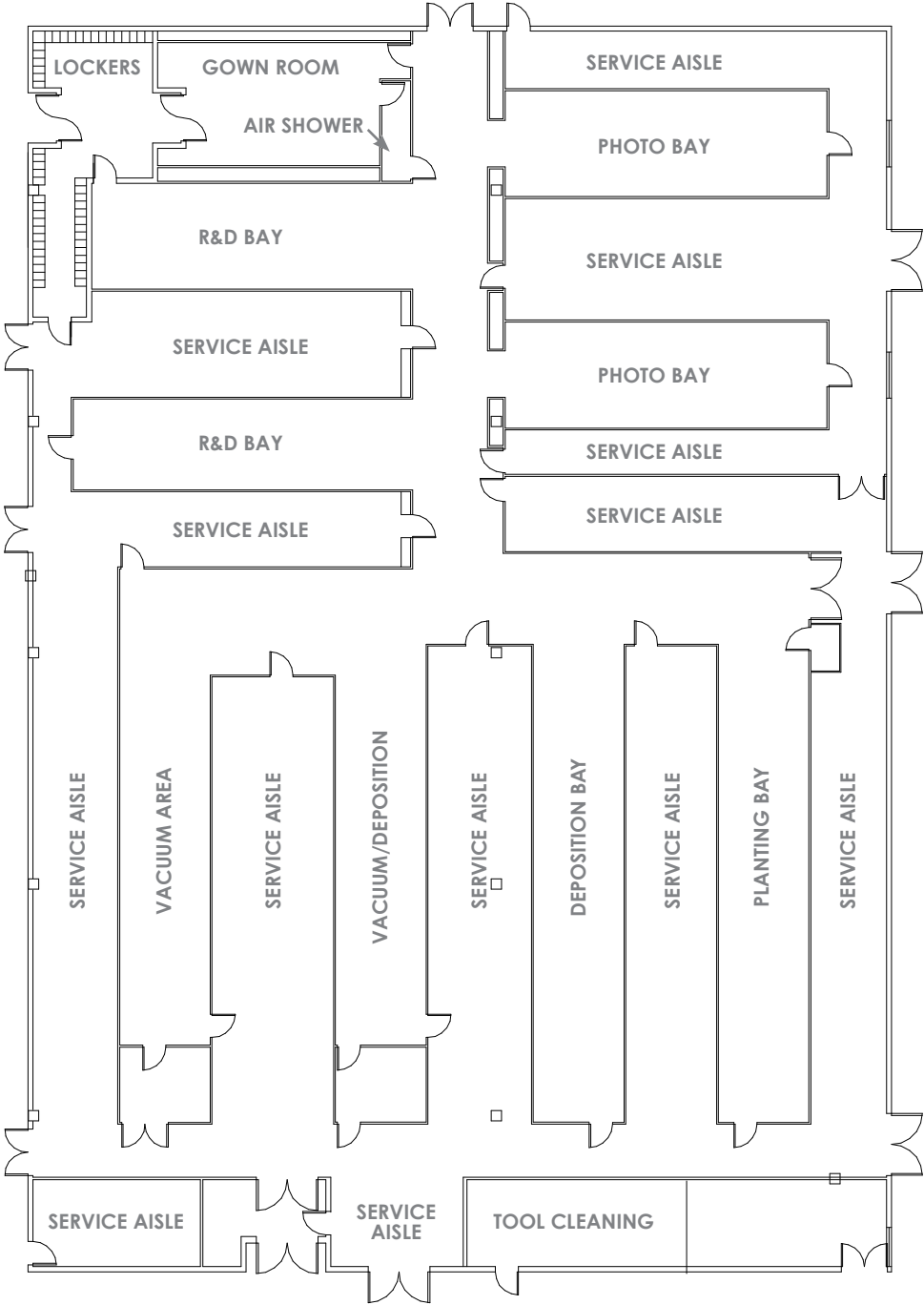
Open floor plan with lab, private offices, conference room and storage space.



SUITE 108

SIZE	24,416 RSF
LEASE RATE	\$25.00-\$35.00 RSF / NNN

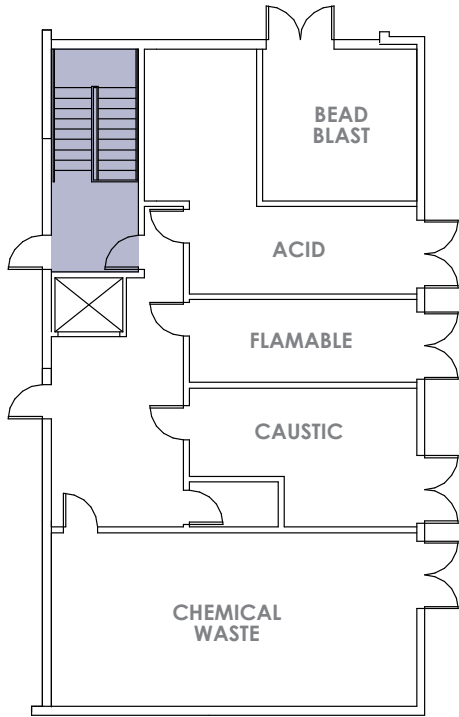
Large data center space with lockers and clean room



CHEMICAL STORAGE

SIZE	2,336 RSF
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Chemical storage space with housing for acid, flammable, caustic, and chemical waste. Available in conjunction with lab users*

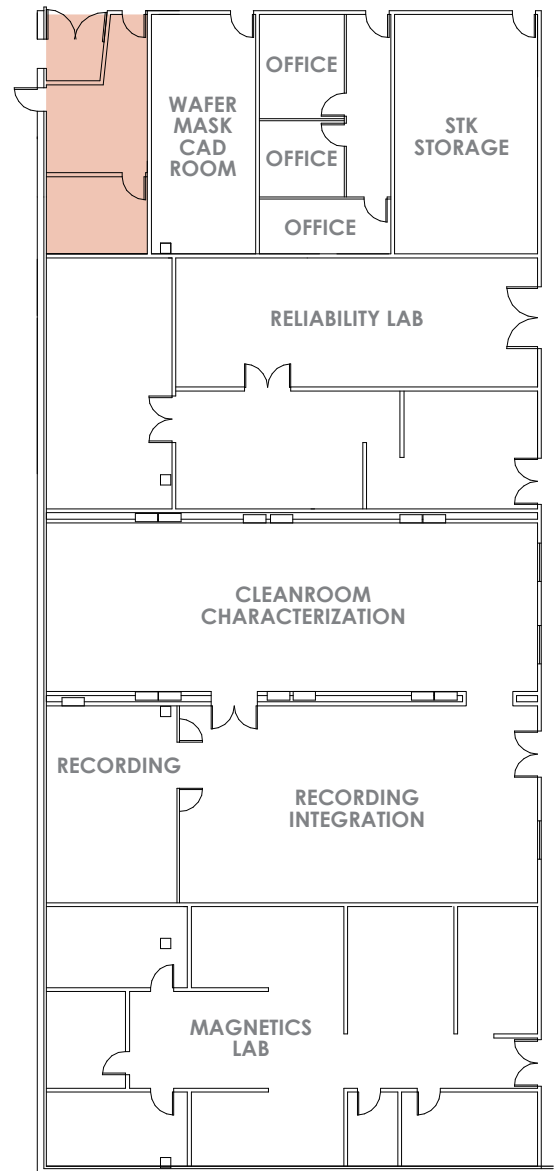


*Chemical Storage room can be leased with larger lab users but is not eligible on its own.

SUITE 114

SIZE	12,625 RSF
LEASE RATE	\$25.00-\$35.00 / RSF / NNN

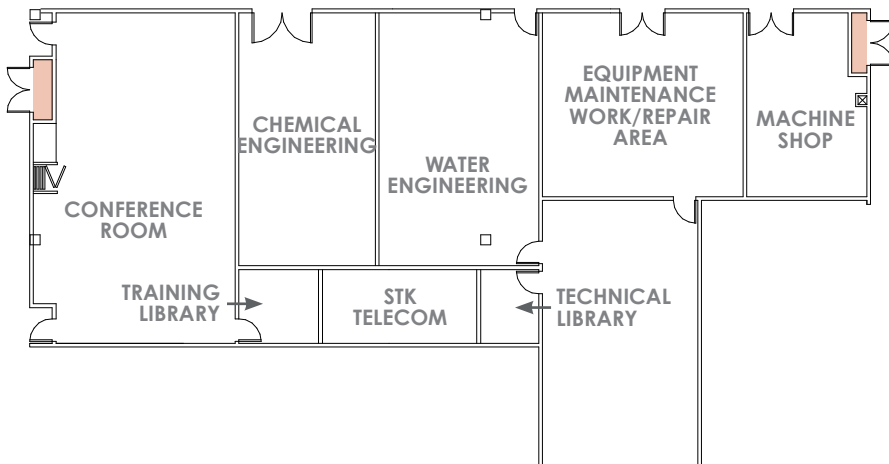
Lab space with cleanroom, storage, and office space.



SUITE 116

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

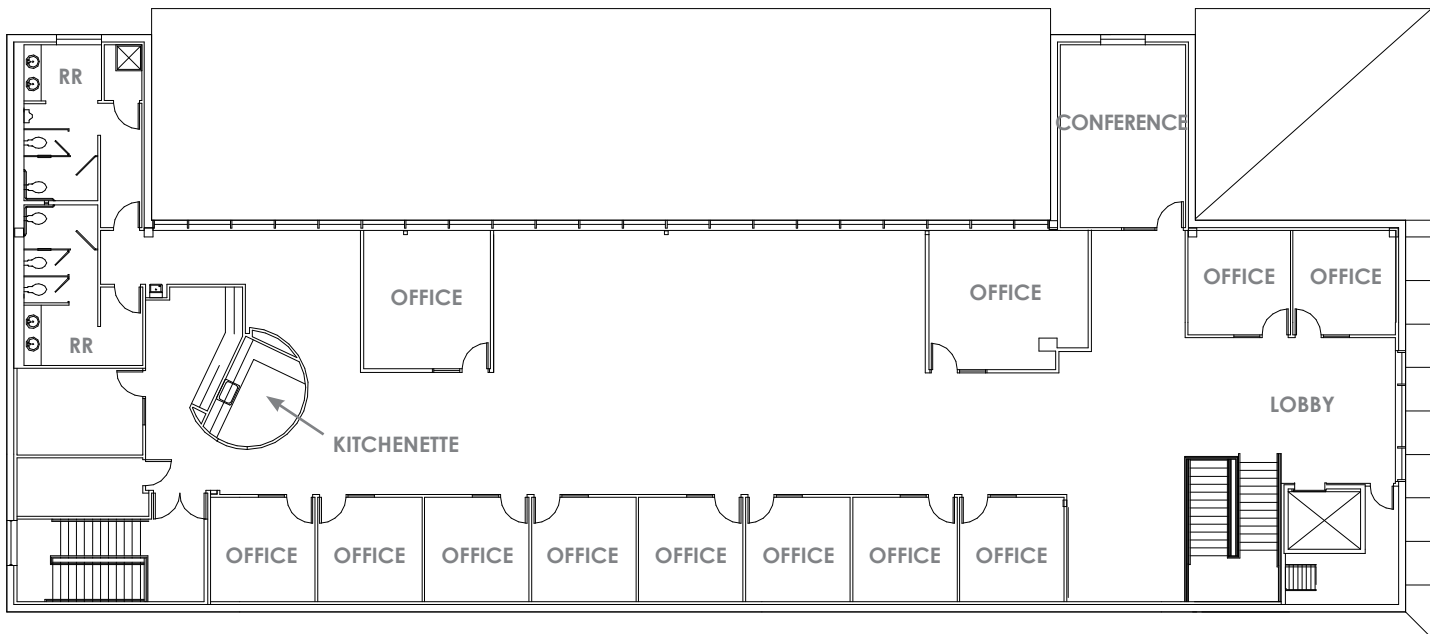
Lab space with conference room.



SUITE 201

SIZE	8,497 RSF
LEASE RATE	NEGOTIABLE

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



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