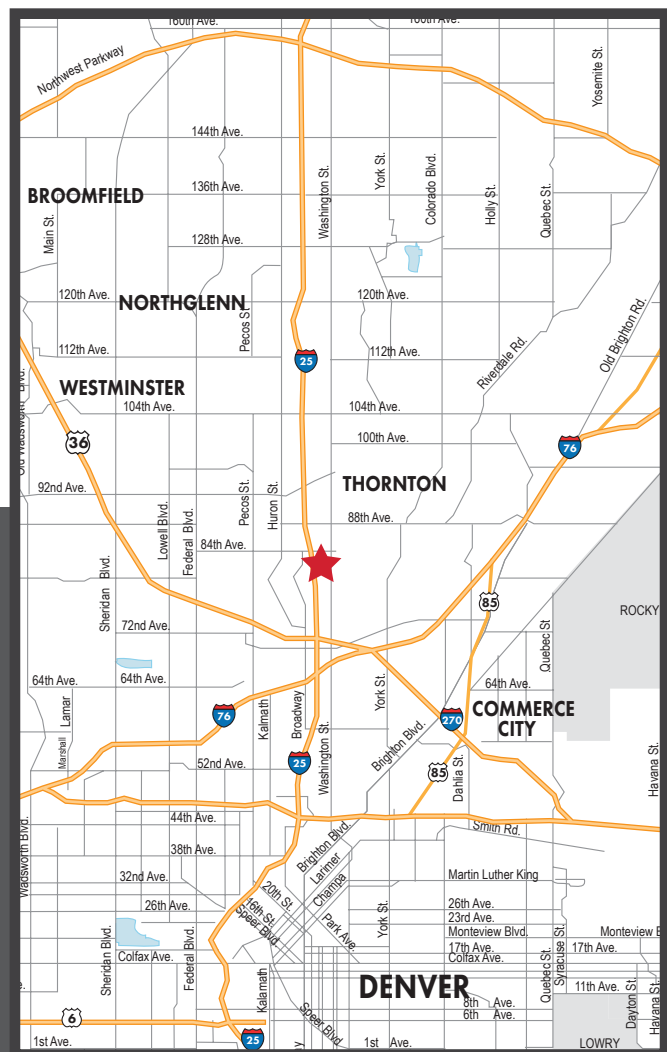




NV

NORTH VALLEY TECH CENTER

500 E. 84TH AVENUE | THORNTON, CO



DRIVE TIMES

- ▶ Downtown Denver: 11 Mins
- ▶ Denver Tech Center: 35 Mins
- ▶ Denver International Airport: 33 Mins
- ▶ Boulder: 28 Mins

TRANSIT OPTIONS

- ▶ Union Station to Thornton Park-n-Ride: 19 Mins
- ▶ Englewood Station to Thornton Park-n-Ride: 42 Mins
- ▶ Bus Routes servicing Thornton Park-n-Ride:
80, 88, 92, 120X, 122X

Colisted by:



PHIL RUSCHMEYER
phil@ruschmeyercorp.com

(303) 800-9999
500 East 84th Avenue
Thornton, CO 80229



NATASHA FELTEN
nfelden@colocomm.com

JON UNGAR
jungar@colocomm.com

(303) 327-5800
383 Corona Street, Suite 322
Denver, CO 80218

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our Principals.

RECENT CAPITAL IMPROVEMENTS

- ▶ Main entry renovation
- ▶ New monument signage
- ▶ Interior common area renovation
- ▶ New landscaping
- ▶ New asphalt
- ▶ New security cameras

BUILDING HIGHLIGHTS

- ▶ Starting at \$12.00/SF/YR MG (electrical and janitorial not included)
- ▶ 215,000 SF available
- ▶ 5.5:1,000/SF parking ratio
- ▶ Fiber Providers: Century Link, Zayo & Comcast
- ▶ 15'-25' ceiling heights
- ▶ Interstate signage available

Colisted by:





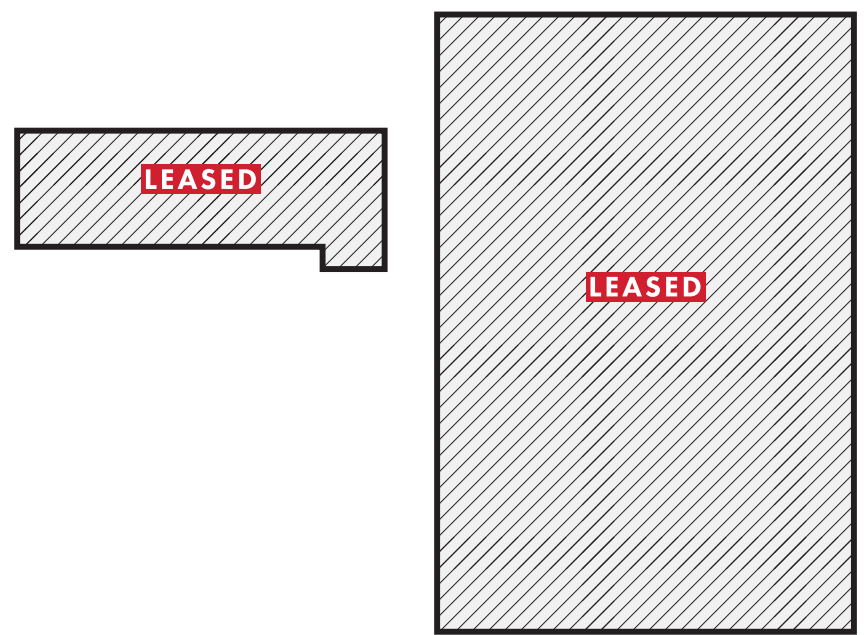
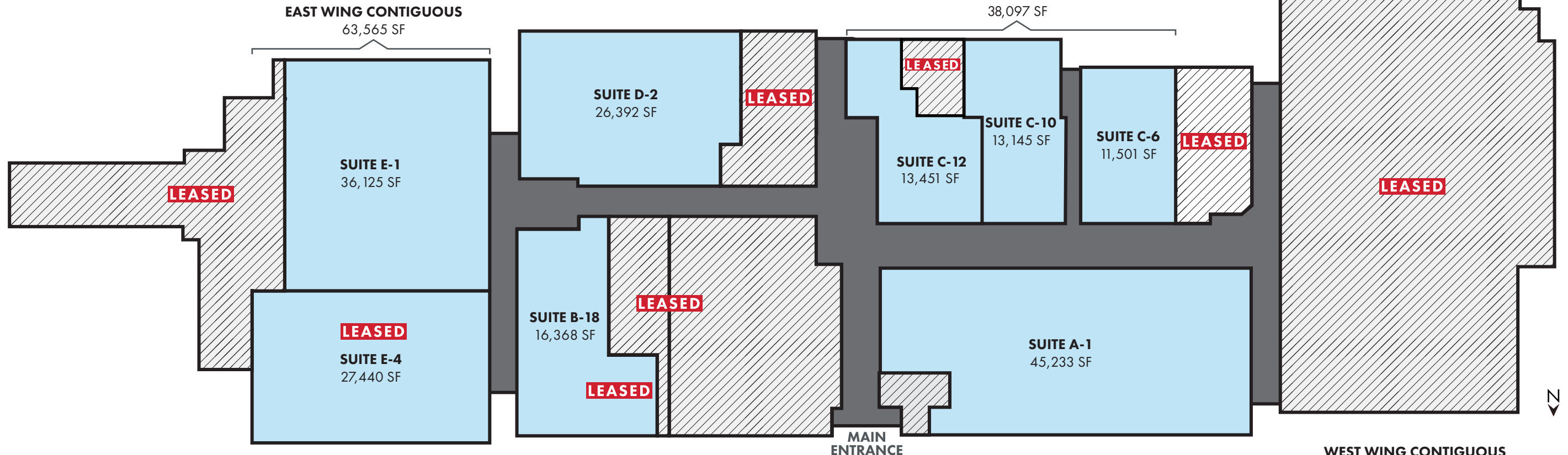
MAIN BUILDING

LEASED

WEST WING - FIRST FLOOR

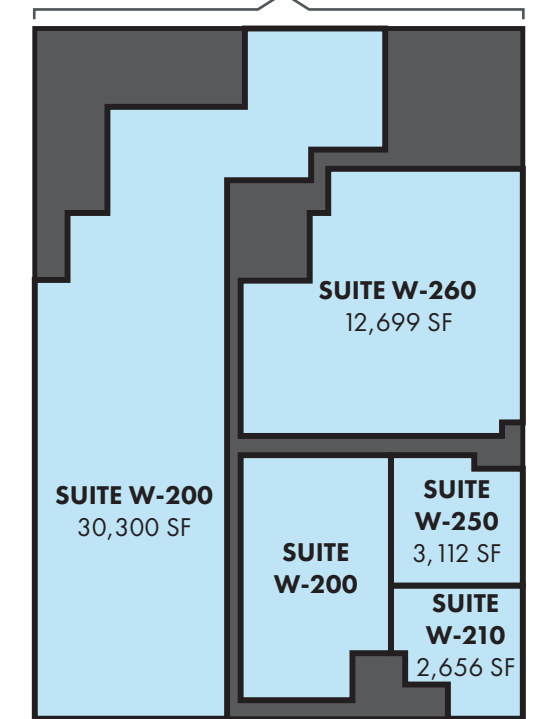
LEASED

EAST WING - FIRST FLOOR



WEST WING CONTIGUOUS

48,767 SF



ADDITIONAL HIGHLIGHTS

- ▶ Located in the Enterprise Zone
- ▶ Loading dock capability
- ▶ Large, open floorplates
- ▶ Both "Plug and Play" and raw space available
- ▶ On-site security
- ▶ Close proximity to numerous retail, hospitality, restaurants, and recreational opportunities
- ▶ Adjacent to North Suburban Medical and MOB's
- ▶ Generator-ready suites
- ▶ Excellent building, monument, and highway signage

