



CONNECT & DISCOVER



# INNOVATION AT BOULDER COUNTY

## UNIQUE, LARGE BLOCK OPPORTUNITY

PERFECTLY SUITED FOR INDUSTRIAL/FLEX,  
CREATIVE OFFICE , OR LIFE SCIENCES (R&D/GMP)

1601 DRY CREEK, LONGMONT, CO 80503



NEWMARK



# PROPERTY HIGHLIGHTS

**Address:** 1601 Dry Creek, Longmont, CO 80503  
**Building Size:** 556,410 SF  
**Operating Expenses:** \$8.50/sf  
**Lease Rate:** Negotiable  
**Tenant Improvements:** Negotiable



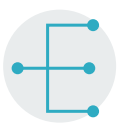
## POWER

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



## ELECTRIC RATES

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



## CONNECTIVITY

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



## CHIPS ZONE

CHIP Zone was created to maximize incentives available to eligible semiconductor companies in Colorado:

- Business Facility New Employee Tax Credit - \$1,100 Per Job
- Business Personal Property Tax Credit - 3% of Qualifying Investment
- Commercial Vehicle Investment Tax Credit - 1.5% of Purchase Price
- Job Training Tax Credit - 12% of Costs
- Research and Development Tax Credit - 3% of Expenses

# ON-SITE AMENITIES



## GYM



## AMPLE PARKING

4.2:1,000 Parking ratio



## LOADING (4) DOCK HIGH DOORS

Ability to add more



## FULL SERVICE CAFETERIA



## MOUNTAIN VIEWS



## BASKETBALL COURT



## OUTDOOR PICNIC TABLES



# BUILDING HIGHLIGHTS



**TOTAL SPACE AVAILABLE**  
+-280,000 SF  
Divisible to 20,000 SF



**UP TO 15.4' EXPOSED**



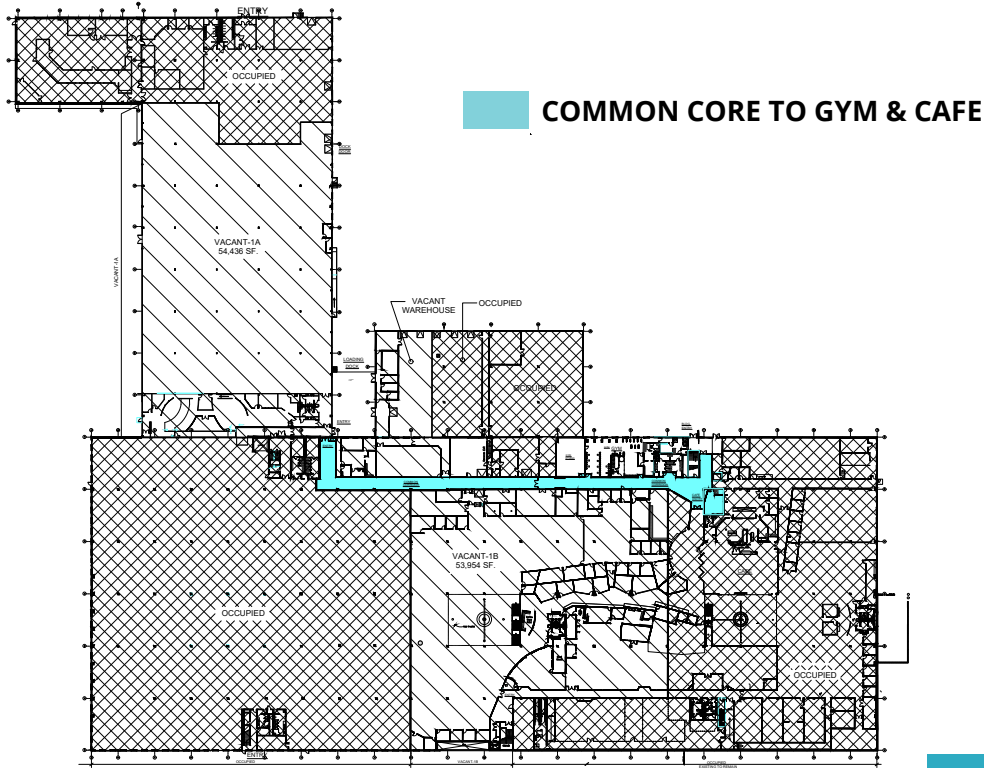
**SIGNAGE**  
Monument signage available



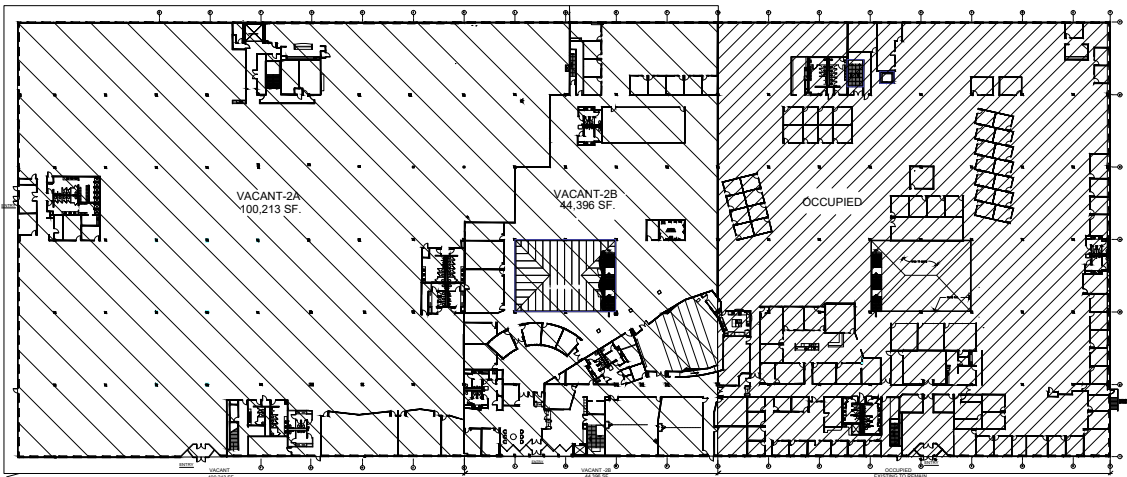


# FLOOR PLAN

1ST FLOOR - 108,390 SF

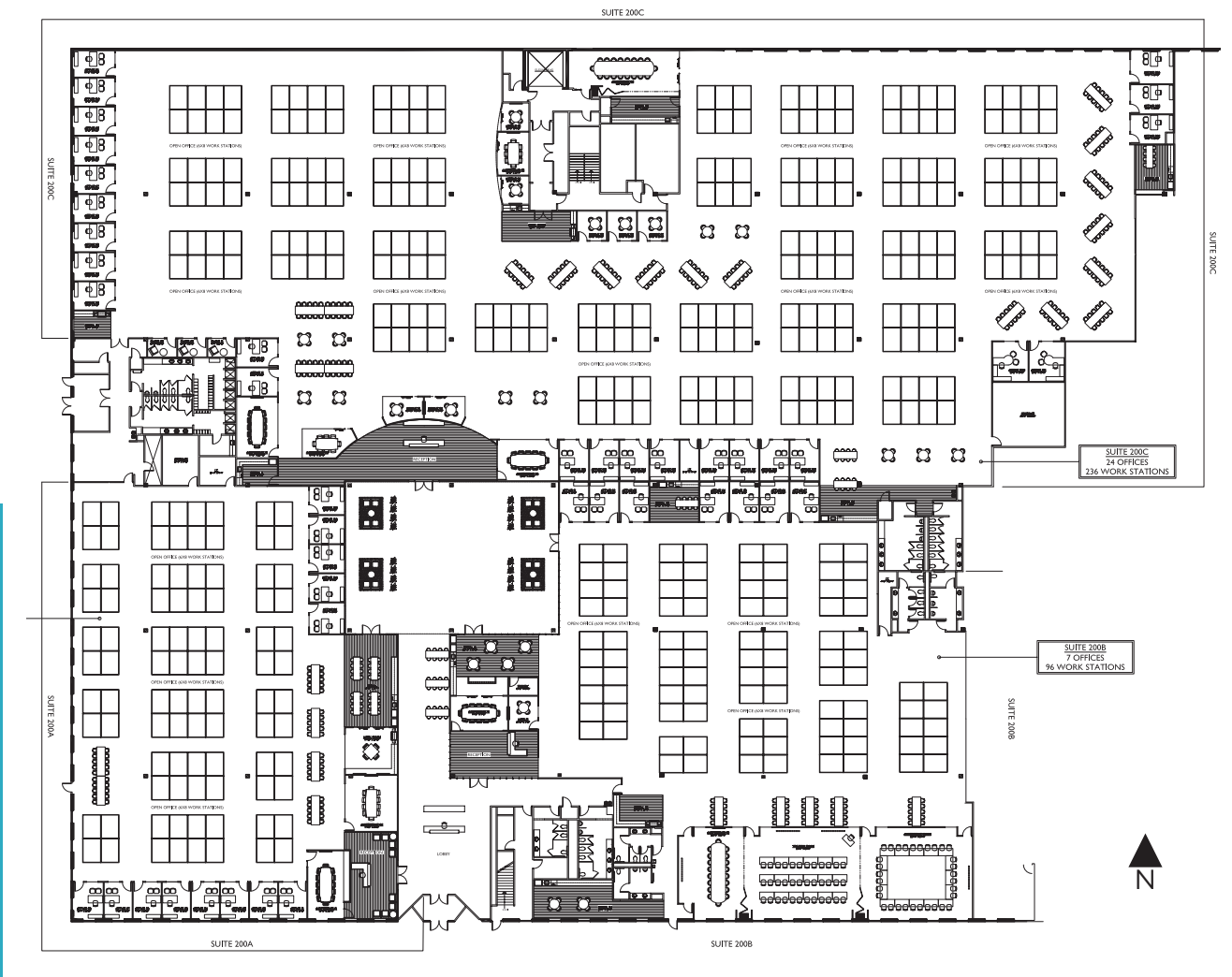


2ND FLOOR - 144,609 SF



# FLOOR PLAN

HYPOTHETICAL FURNITURE PLAN  
from approximately 15,000 to 105,000 SF available



FUTURE  
DOCK  
OPPORTUNITY



SUITE 200A	SUITE 200B	SUITE 200C
18,016 RSF	23,045 RSF	58,229 RSF



# WAREHOUSE HIGHLIGHTS



**TOTAL AVAILABLE SPACE**  
54,436 SF



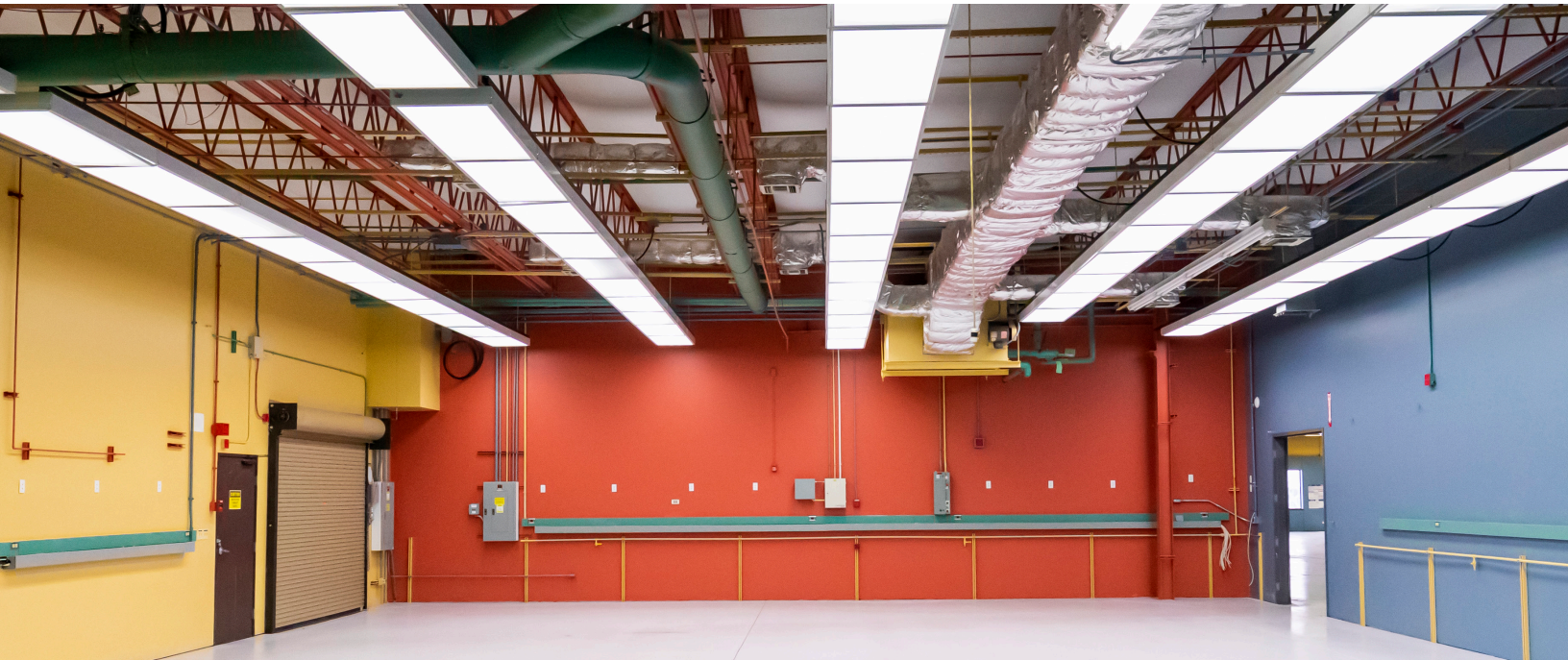
**ZONING**  
Business Light Industrial



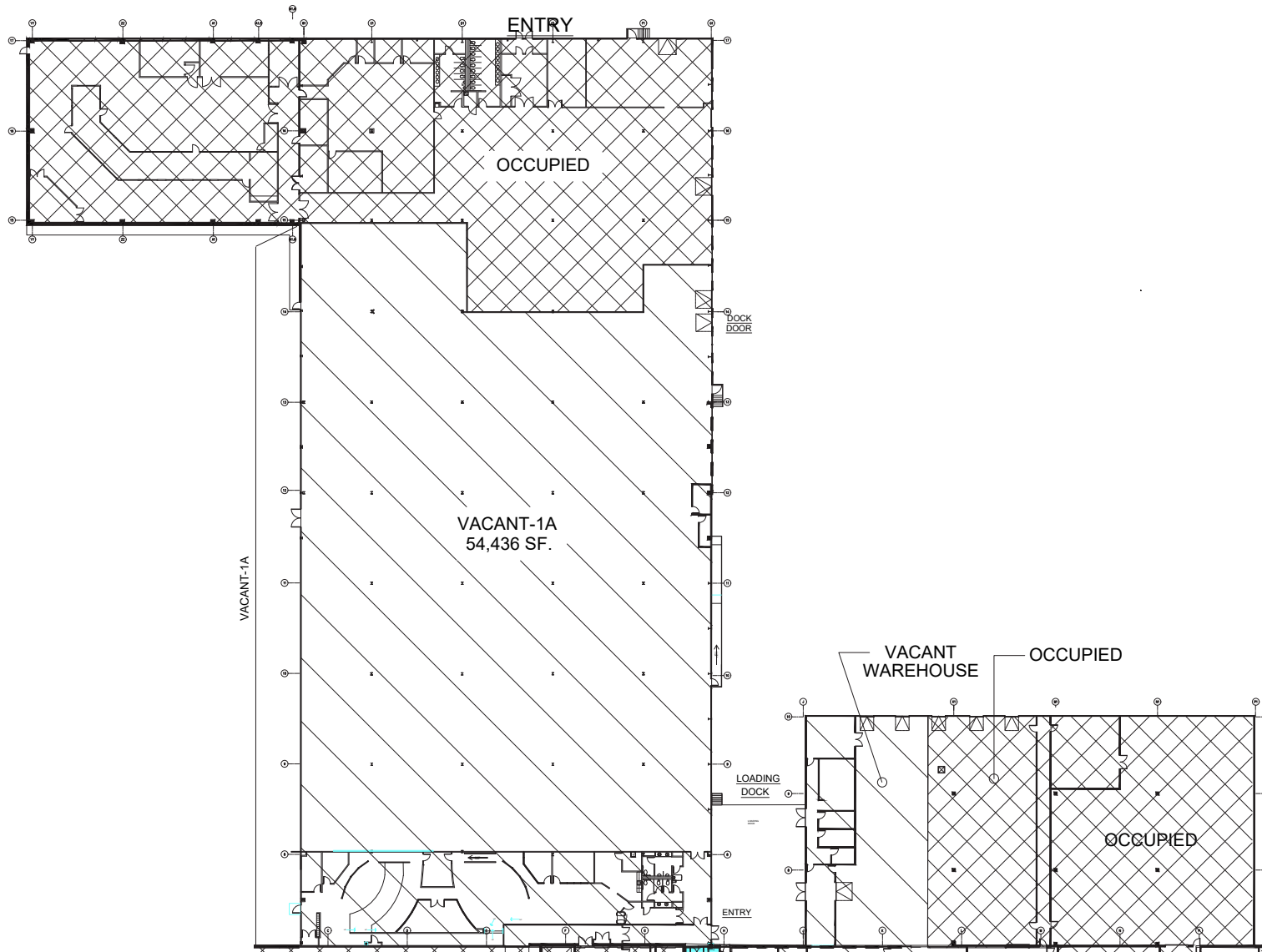
**CLEAR HEIGHT**  
+/- 16'



**LOADING**  
2 dock-high doors  
(ability to add more)



# FLOOR PLAN

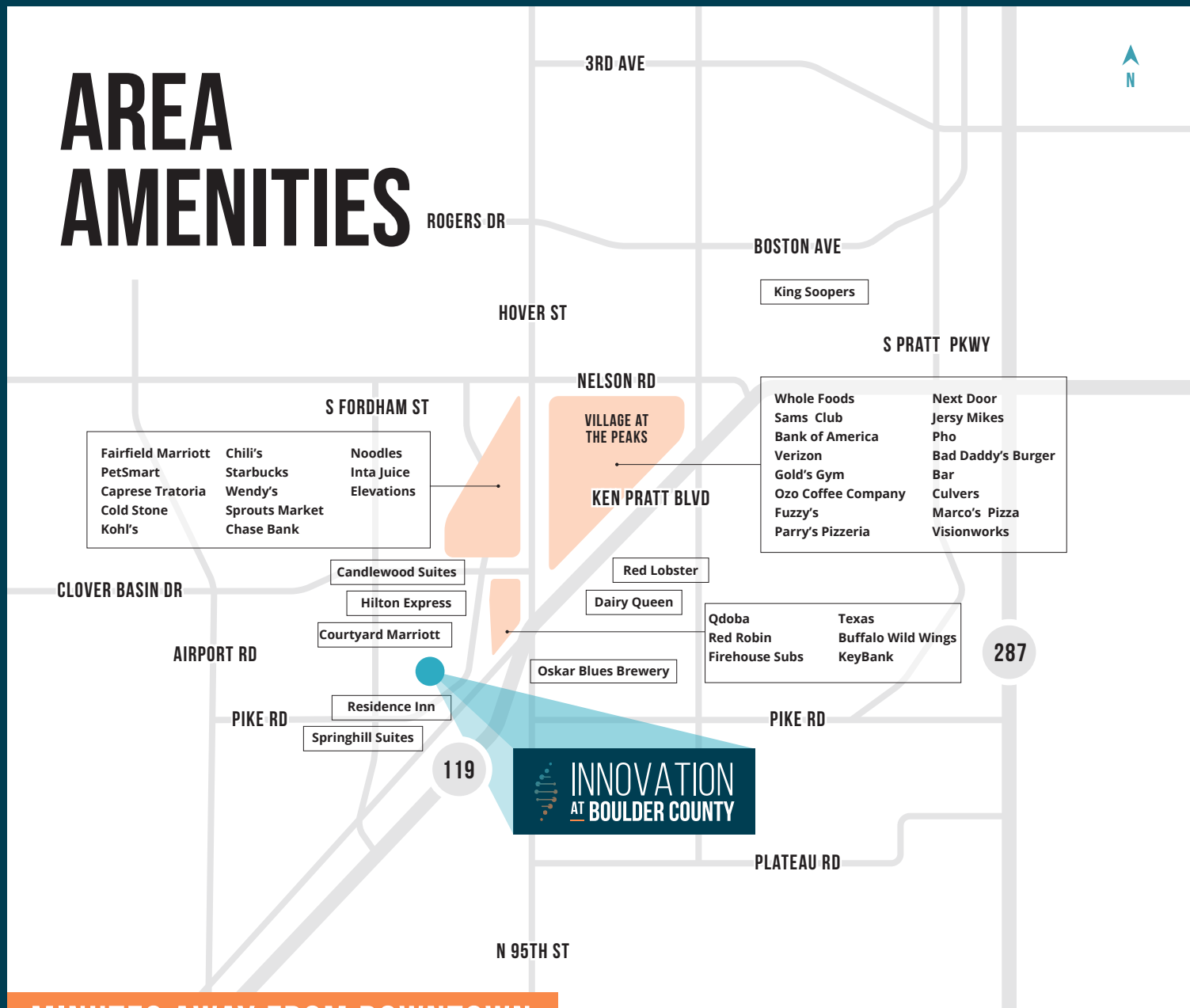


**WAREHOUSE**  
54,436 SF





# 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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