

389 Disc Drive

Longmont, CO



R&D/Manufacturing Sublease Opportunity

10,000 - 200,000 SF Available

Highly amenitized lab and office space

R&D/Manufacturing Campus

- Well-maintained Boulder County R&D/manufacturing campus
- Full-service cafeteria, fitness center, and conference center
- Multiple lab spaces available (ability to choose from 30+ spaces to meet your business needs)
- Heavy power available with five (5) 3,000 amp services
- Various lab support services including DI Water, RO Water, high power labs, and multiple labs with higher cooling or clean room ratings
- Nine (9) dock high/roll up doors with managed shipping and receiving for subtenants
- Longmont Power & Communications electric rates are one of the lowest in Colorado, 29% below the state average
- Longmont has built NextLight, a citywide, community-owned, 100% fiber-optic broadband network that offers Fiber-to-the-Premises for commercial customers within the city limits



10,000 - 200,000

Available SF

Immediate

Availability

Negotiable

Rental Rates

Negotiable

Term Lengths



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Cresa is pleased to present 389 Disc Drive, a well maintained 533,238 SF R&D/manufacturing facility in Boulder County. With 10,000 - 200,000 SF available for sublease, this property offers endless opportunities for companies looking to expand their life science, R&D, and manufacturing operations.

This state-of-the-art facility features clean rooms, laboratories, office spaces, and a robust MEP infrastructure.

SUPERIOR LOCATION

The Property is located 10 miles from I-25 and only 5 miles from downtown Longmont. Situated 15 miles from Boulder, this location enables access to two superior talent pools.



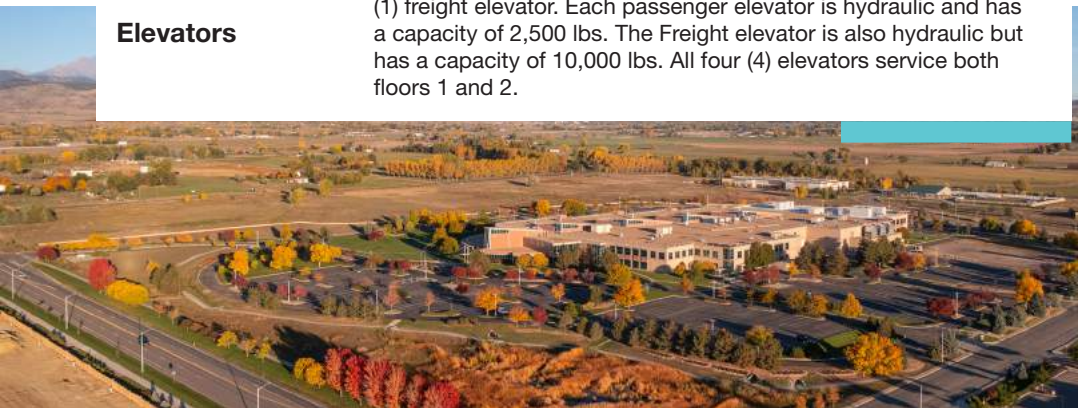
Property Highlights

Address	389 Disc Drive, Longmont, CO
SF Available	up to 200,000 SF
Stories	2
Year Built	2001, Renovated 2008 (80,000 SF addition)
Parking	1,343 spaces 32 motorcycle spaces
Amenities	Two (2) basketball courts Full service fitness center with men's and women's locker rooms Full service cafeteria/servery Conference center Managed shipping and receiving
Electrical Service	(5) 3,000 Amp, 277/480 volt, 3 phase, 4 wire
HVAC	The Building is conditioned primarily by packaged rooftop and grade mounted fan coil units supplied with hot and cold water from the boilers and chillers. <ul style="list-style-type: none"> • 3 Centrifugal Chillers – 900 Tons cooling each • 3 Updraft Cooling Towers - 900 Tons capacity each • 3 Gas Fired Boilers • 7 Air Handlers – Office Area • 11 Air Handlers – Lab Areas
Elevators	The Building is served by three (3) passenger elevators and one (1) freight elevator. Each passenger elevator is hydraulic and has a capacity of 2,500 lbs. The Freight elevator is also hydraulic but has a capacity of 10,000 lbs. All four (4) elevators service both floors 1 and 2.

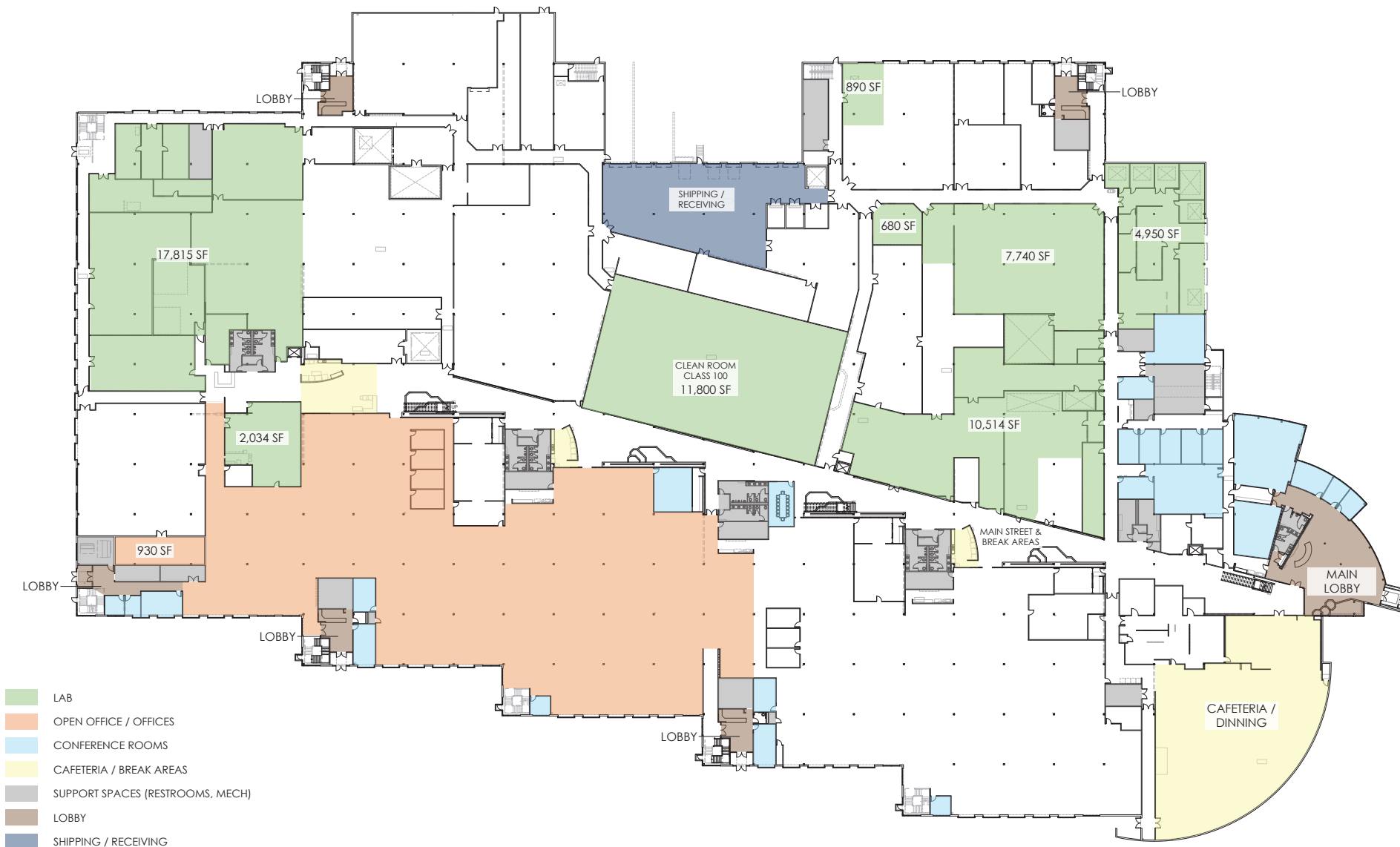
UNIQUE SERVICE OFFERING

The building offers numerous lab spaces with supportive infrastructure and facilities services that are unparalleled in the market. This provides cost benefits for tenants and is already integrated into the space's offerings.

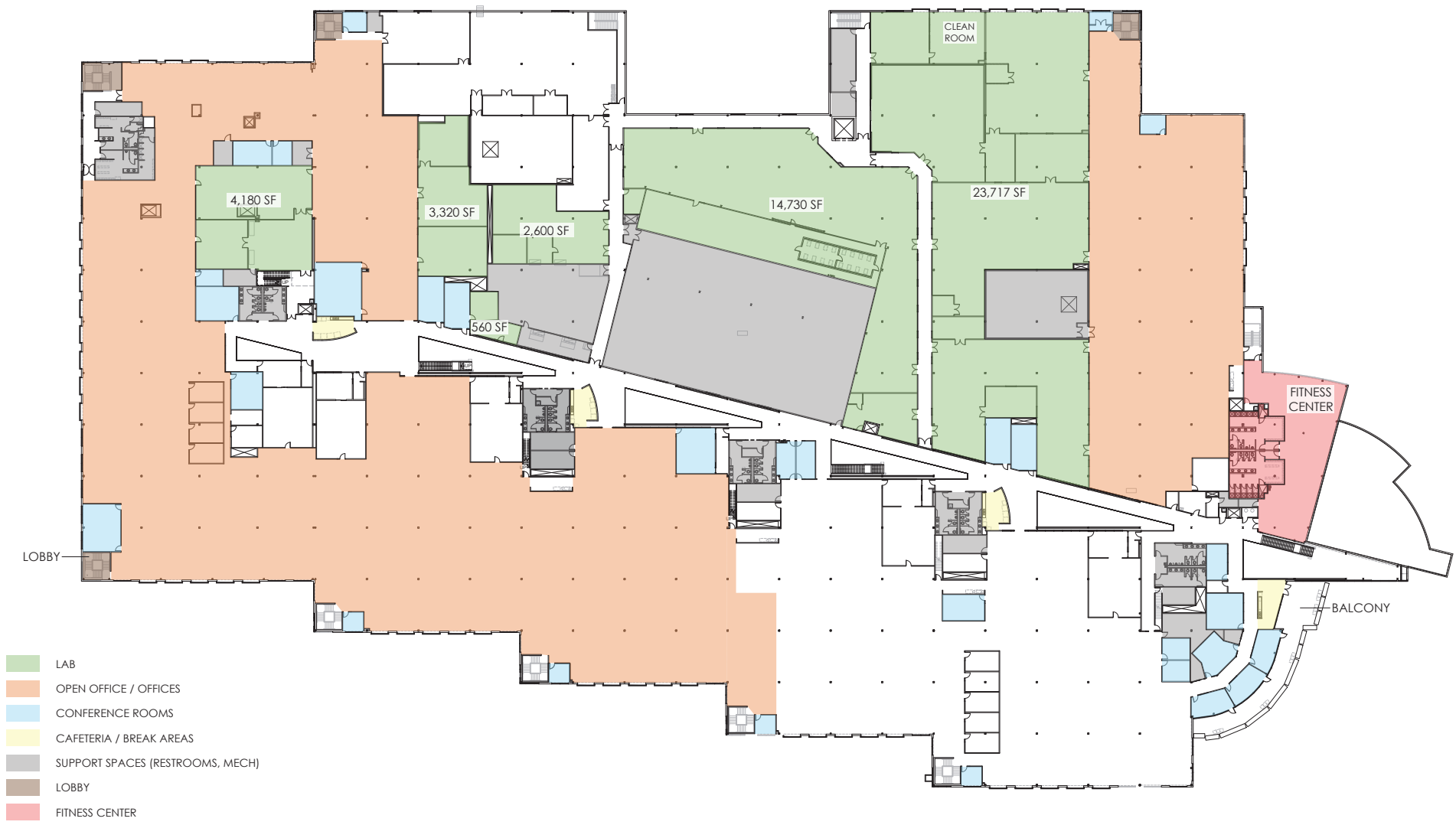
- Distributed high amp/volt power available and in place
- DI Water
- RO Water
- Central process vacuum
- Central process compressed air
- Higher ventilation and cooling in some labs
- Clean room space
- Centralized shipping and receiving support to subtenants
- Facilities support team to assist with tenant requirements
- Full service cafeteria with catering capabilities
- Extensive meeting rooms with the ability to support hundreds of attendees in the cafe seating area
- Fully-equipped fitness center and aerobic/workout space



Floor 1: Available Spaces



Floor 2: Available Spaces



The Neighborhood

AREA AMENITIES WITHIN A 5- MILE RADIUS

FOOD & BEVERAGE

- 1 QDOBA
- 2 CHILI'S GRILL & BAR
- 3 SAKURA JAPANESE
- 4 RED ROBIN
- 5 CULVER'S
- 6 BURGER KING
- 7 TACO BELL
- 8 BUFFALO WILD WINGS
- 9 MCDONALD'S
- 10 SMASHBURGER
- 11 TEXAS ROADHOUSE
- 12 LEFT HAND BREWING COMPANY
- 13 300 SUNS BREWING
- 14 CHICK-FIL-A
- 15 CRUMBL COOKIES
- 16 CAPRESE TRATTORIA
- 17 THE POST CHICKEN & BEER
- 18 DURANGO MEXICAN RESTAURANT
- 19 BLUE AGAVE
- 20 JAI TAI
- 21 RED LOBSTER
- 22 IHOP
- 23 WENDY'S

LODGING

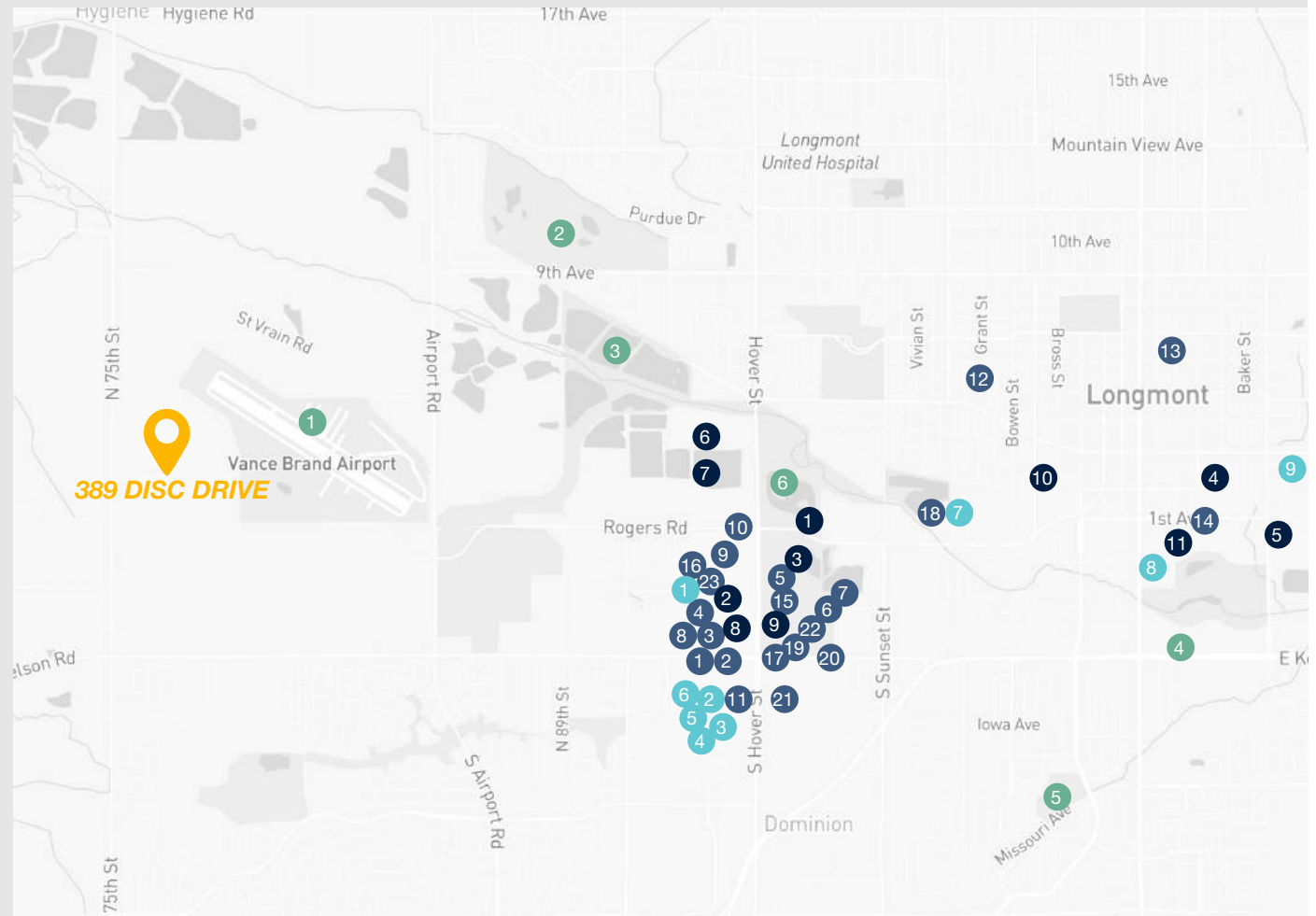
- 1 FAIRFIELD INN & SUITES
- 2 CANDLEWOOD SUITES
- 3 COURTYARD BY MARRIOTT
- 4 SPRINGHILL SUITES BY MARRIOTT
- 5 RESIDENCE INN BY MARRIOTT
- 6 HOLIDAY INN EXPRESS & SUITES
- 7 HOME2 SUITES BY HILTON
- 8 HAMPTON INN
- 9 HILTON GARDEN INN

RETAIL/GROCERY

- | | |
|---------------|---------------|
| 1 HOBBY LOBBY | 7 TARGET |
| 2 SPROUT'S | 8 KOHL'S |
| 3 SAM'S CLUB | 9 WHOLE FOODS |
| 4 BEST BUY | 10 SAFEWAY |
| 5 COSTCO | 11 LOWE'S |
| 6 HOME DEPOT | |

ATTRACTIONS

- 1 VANCE BRAND AIRPORT
- 2 TWIN PEAKS GOLF COURSE
- 3 GOLDEN PONDS PARK
- 4 LONGMONT MUSEUM
- 5 KANEMOTO PARK
- 6 ROGERS GROVE PARK





Well-Lit and Spacious Lobby



Lab Space



Atrium Space



Full-service Cafeteria



Large Gathering Space



Exterior Side Entrance



Lab Space



Lab Space



Large Meeting Room



Cafeteria Seating

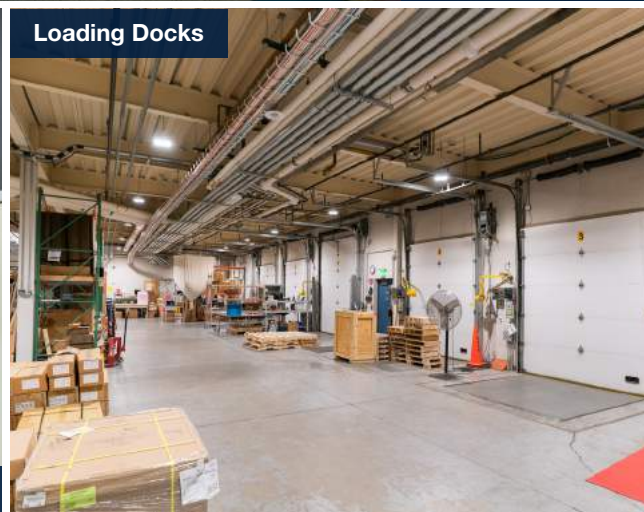


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Lobby Space



Hallway View into the Labs



Loading Docks



Lab Space



Large Conference Room



Mechanical Space

City of Longmont

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Longmont offers an ideal quality of life. Located within Boulder County, Longmont is a mid-sized city with a small-town feel. Its economy benefits from incredible proximity to both Boulder and Denver, located within a 50-minute drive from both. The city boasts strong infrastructure, consistently ranked as among the national leaders in internet speeds, and an attractive surrounding natural environment amidst the Rocky Mountains, ideal for active adults and families. The city's access to all that Colorado offers recreational-wise combined with a vibrant restaurant and music scene and an educated workforce create an attractive investment opportunity.

Why Longmont?

- Electric rates are 29% below the state average and among the lowest in the country
- Business-friendly taxes. Corporate income tax in Colorado is 4.55% of Colorado taxable income
- 17% growth in housing supply from 2010 to 2020 and the most affordable housing in Boulder County. The 2022 median home value is \$467,549 in Longmont, which represents a 40% discount from Boulder and 5% discount from Denver.

LONGMONT AT A GLANCE

30.4
SQUARE MILES

102,411
POPULATION

36,881
WORK FORCE

49%
BACHELOR'S DEGREE +

\$467,549
AVERAGE HOME VALUE

\$87,455
AVERAGE HOUSEHOLD INCOME

45 MINUTES
TO DENVER AIRPORT

TOP 10 MARKET
LIFE SCIENCES

TOP 20
WORK-FROM-HOME CITIES
IN AMERICA (PC MAGAZINE)

WITHIN 60 MILES
OF 6 UNIVERSITIES & 100,000 STUDENTS

Longmont Life Science Neighbors

ANDE AGC Biologics ACERTARA KoKo
KromaTiD BMC PHARMA Cambrex

SEAGATE



10 Miles
Interstate 25

15 Miles
Boulder

35 Miles
Fort Collins

40 Miles
Denver

Notable Longmont Neighbors

SOLIDIGM Intrado NEO Tech XILINX Western Digital
Baker Hughes PharMerica mks LOCKHEED MARTIN Micron
TEXAS INSTRUMENTS HONEYBEE ROBOTICS AMD FRONT RANGE COMMUNITY COLLEGE
LEFT HAND BREWING CO. OSKAR BLUES BREWERY crocs

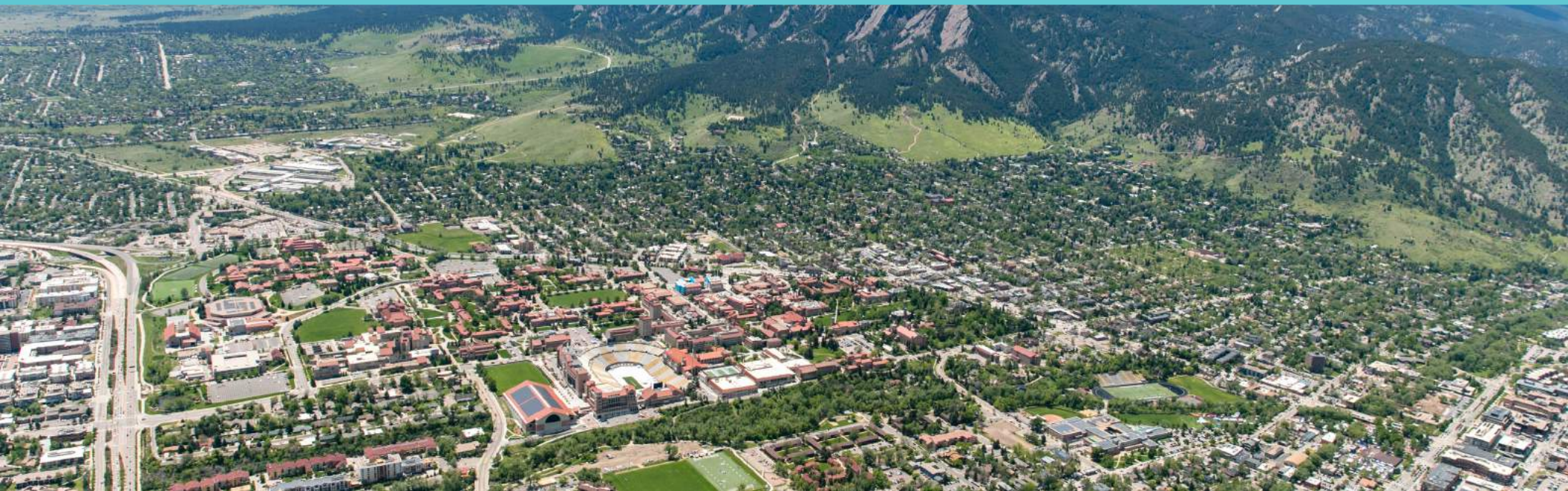
Approximately 20% of the Boulder metro area's office-using employment is high tech and information related jobs. The Boulder metro caters to the **tech-driven economy with roughly 12.5 million SF of flex inventory, equaling 50% of the overall industrial inventory.** On a national scale, San Jose is the only other metro area with a higher proportion of flex space. Both the flex and industrial vacancies remain near cyclical lows at 8.7% and 6.7% respectively. Several Fortune 500 companies have a presence in the Boulder metro area, including GE, IBM, Lockheed Martin, and Qualcomm, Amazon, Uber, Twitter, and Google. Google, which employed three or four hundred employees in the metro earlier in the cycle, now employs upwards of 1,000 and is actively expanding with the completion of its 200,000-SF campus.

TOP 10 LIFE SCIENCE CLUSTER IN THE COUNTRY

34
LIFE SCIENCE
COMPANIES IN
BOULDER

13
LIFE SCIENCE
COMPANIES IN
DENVER

7
LIFE SCIENCE
COMPANIES IN
LONGMONT



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