



PROPERTY HIGHLIGHTS

Introducing a prestigious commercial investment property occupied since 2005 by Lockheed Martin, a renowned aerospace and defense company with over 115,000 employees worldwide. Located in one of Boulder County's prime business parks, this property offers excellent visibility, accessibility, and a high-quality exterior and interior design. With ample on-site parking, state-of-the-art security systems, and a strategic location near commercial amenities and transportation routes, this investment opportunity provides a stable and secure income stream. Benefit from Lockheed Martin's long-term commitment to the property while capitalizing on a blue-chip tenant in the thriving Boulder County commercial real estate market.

Tenant	Lockheed Martin
Building Size	64,672 RSF (allows for approximately 16,500 SF expansion)
Lot Size	6.23 Acres
Lease Term	Through December 31, 2027
2023 NOI	\$1,095,384
2024 NOI	\$1,212,618
Sale Price	Determined by Market
Zoning	P-1 (Industrial)



Views of the Continental Divide



Located in technology center



Near restaurants



Near bike path



Investment property



Near major roadways

FOR MORE INFORMATION



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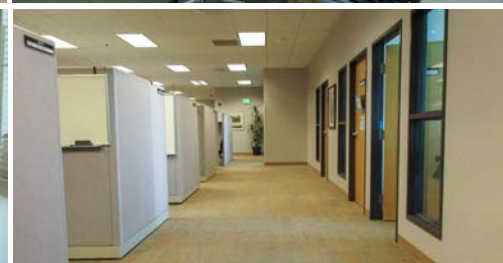
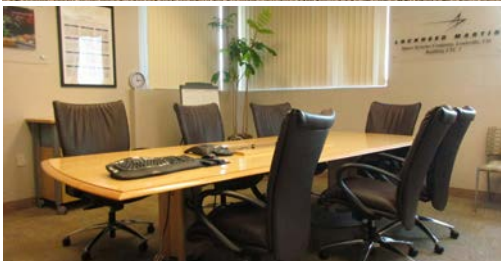
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LOCKHEED MARTIN INVESTMENT OPPORTUNITY

135 S Taylor, Louisville, CO 80027



PROPERTY PHOTOS



For a complete disclaimer, please see page one of this brochure.

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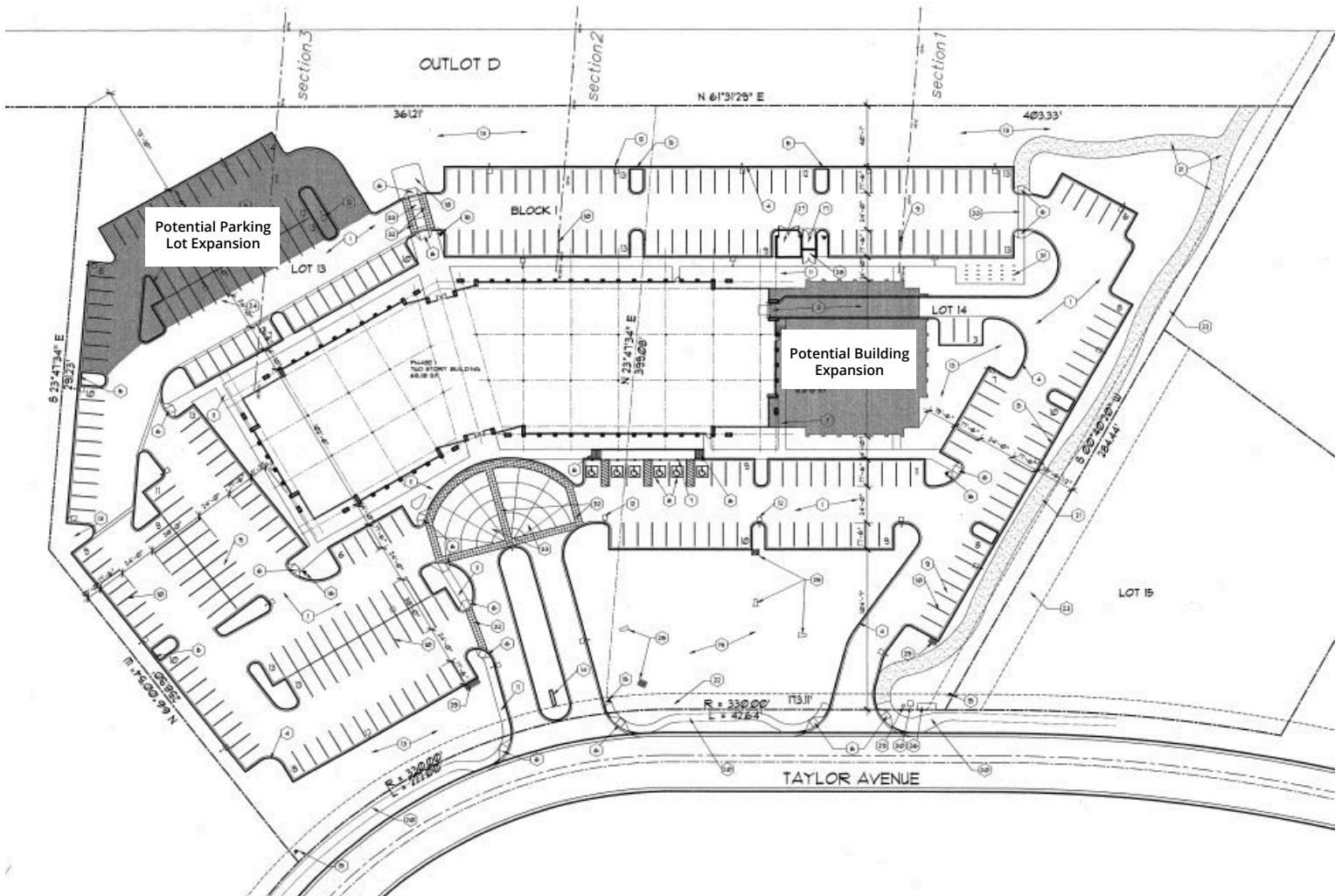
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PROPERTY PHOTOS



PROPERTY SITE PLAN



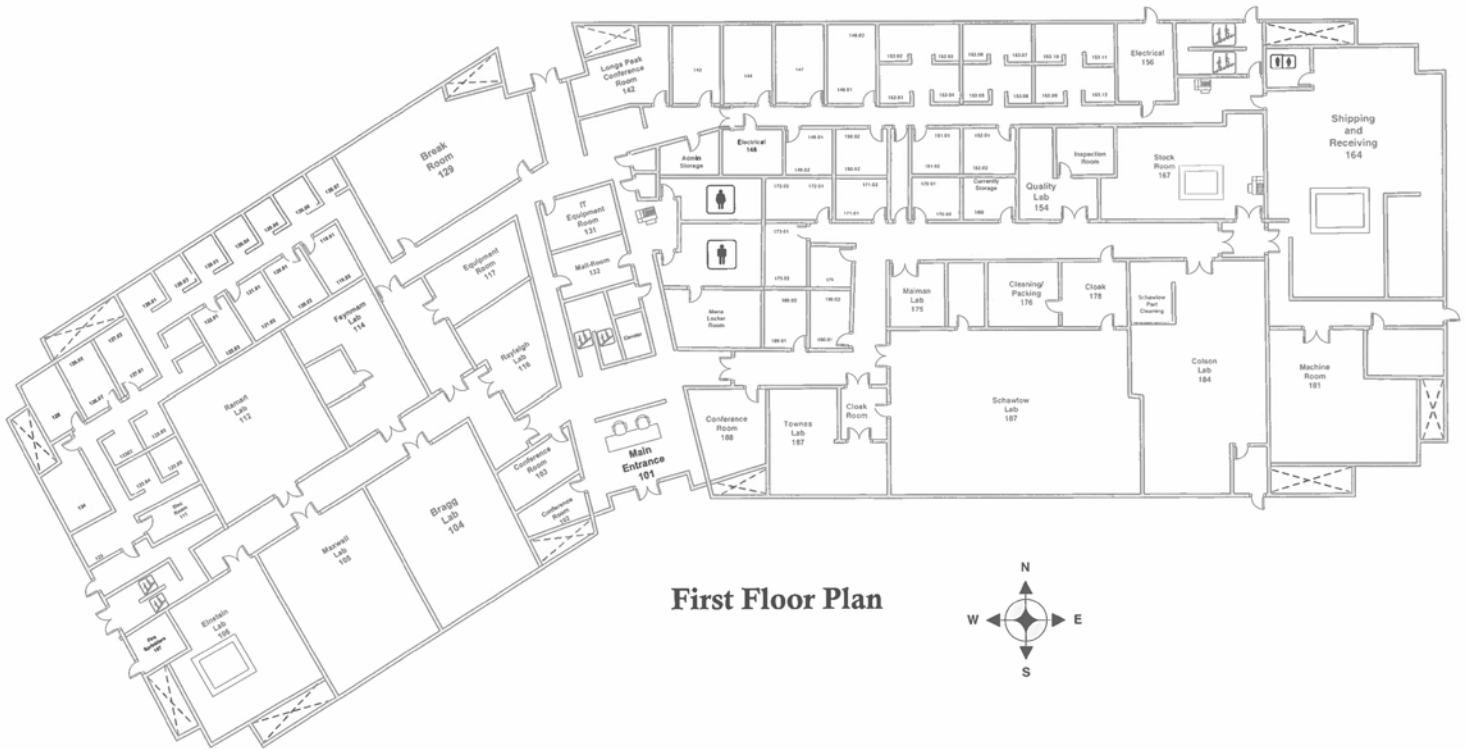
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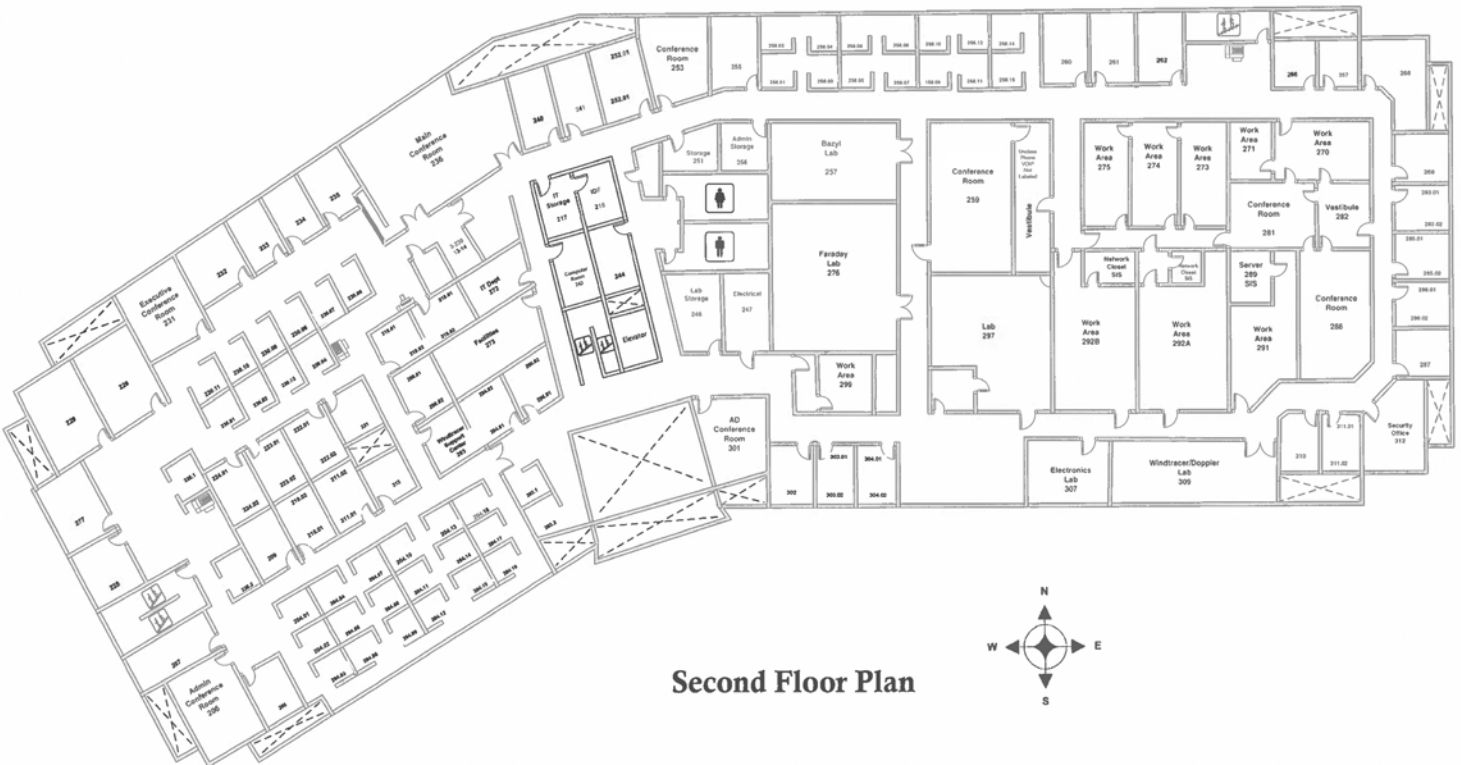
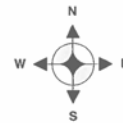
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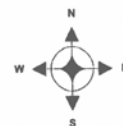
PROPERTY FLOOR PLANS



First Floor Plan



Second Floor Plan



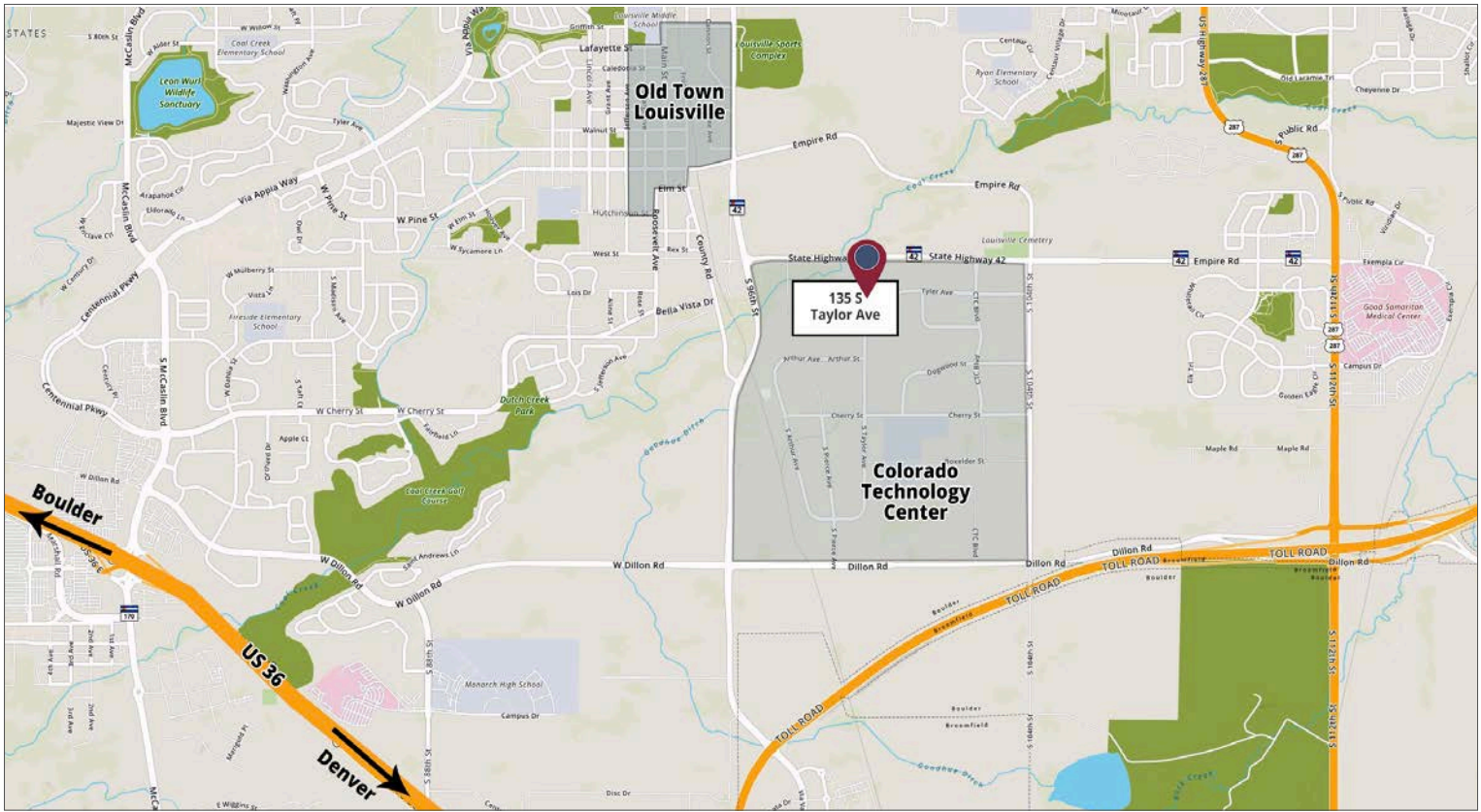
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PROPERTY LOCATION



The Colorado Technology Center, also known as the Colorado Tech Center or CTC, is the home of several leading manufacturing and high-tech companies in Central Boulder County. The technology park is ideally located in Louisville, Colorado, next to several major highways providing easy access to Boulder, Denver, Longmont, DIA, and many other nearby amenities. Only minutes away from world-class hotels, outstanding golf courses, and the Flatirons Crossing Shopping Mall.

The University of Colorado, Boulder is 7.5 mi. away, University of Colorado, Denver is 20 mi., Colorado School of Mines, Golden is 16 mi., and Colorado State University, Ft. Collins is 42 mi. away. The Colorado Tech Center is near research facilities such as the University of Colorado, NIST, NOAA, and NCAR.*

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