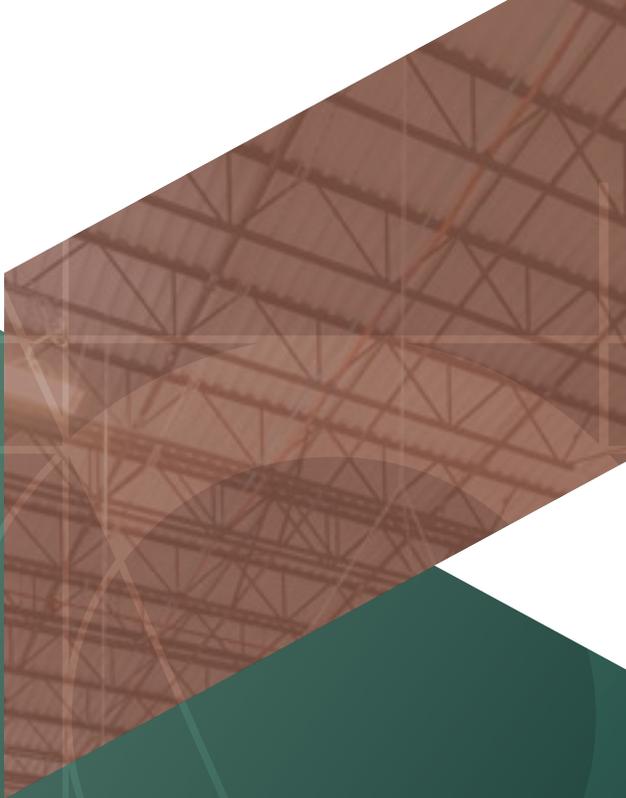




PARK 36



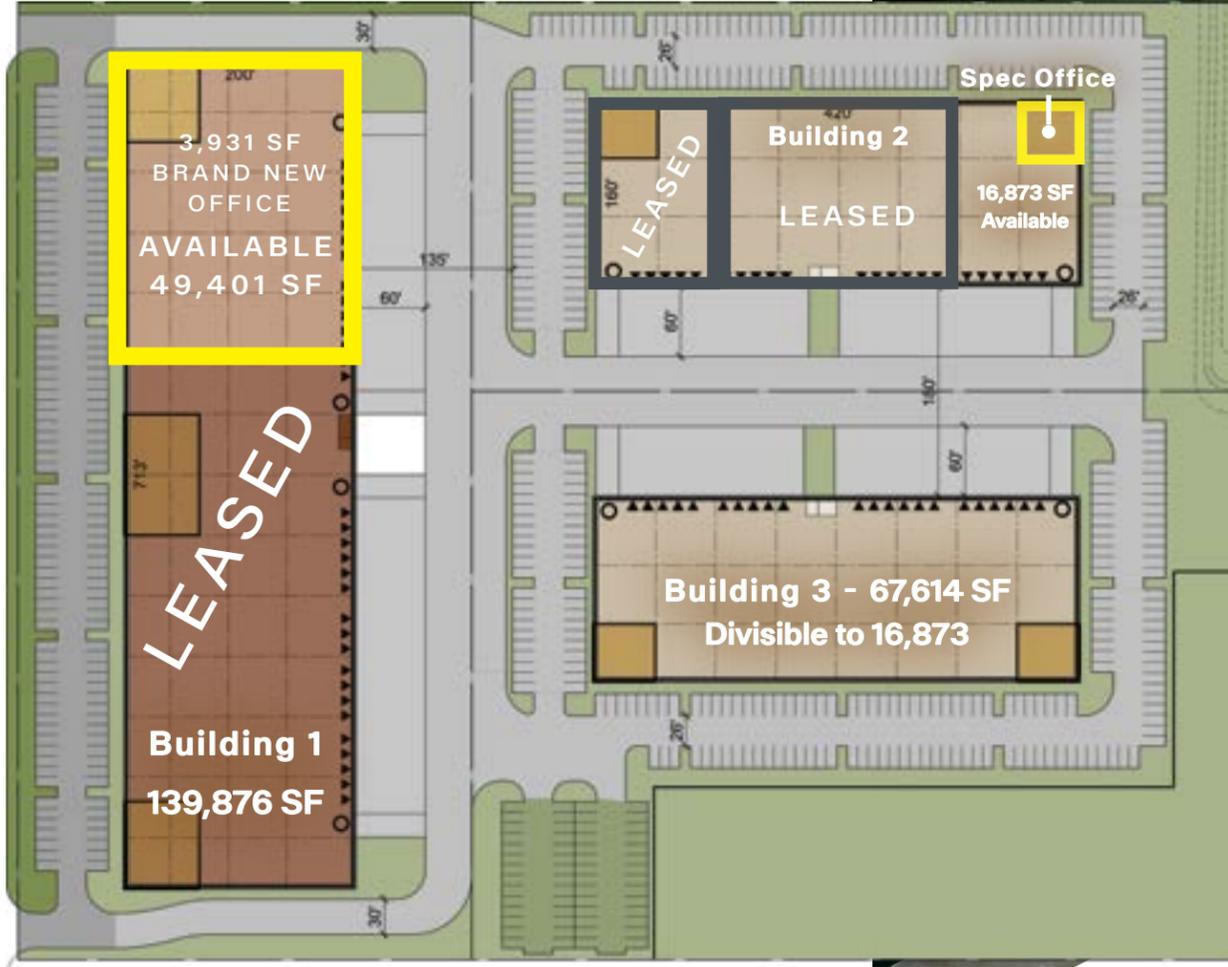
20-Acre Broomfield Industrial Development



800-830 HOYT STREET • BROOMFIELD, COLORADO 80020

SITE PLAN

PARK 36



DRIVING TIMES

INTERSTATE 36	1.2 mi	3 min
ROCKY MOUNTAIN METROPOLITAN AIRPORT	2.3 mi	4 min
NORTHWEST PARKWAY	3.4 mi	5 min
LOUISVILLE	5.8 mi	10 min
BASELINE & 36	12.6 mi	14 min
I-70 & I-25 INTERCHANGE	13.7 mi	14 min
BOULDER, CO	13.4 mi	16 min
I-70 & I-225 INTERCHANGE	20.2 mi	22 min
DOWNTOWN DENVER	16.7 mi	22 min
LONGMONT	17.6 mi	24 min
DENVER INTERNATIONAL AIRPORT (DEN)	28.5 mi	26 min

BUILDING HIGHLIGHTS

Building 1 - 800 HOYT

AVAILABLE SPACE	49,401 SF
NEW SPEC OFFICE	3,931 SF
DOCK HIGH	14 Doors
DRIVE-IN	1 Doors
CLEAR HEIGHT	32'
SPRINKLERS	ESFR
PARKING	1.4/1,000

Building 2 - 830 HOYT

AVAILABLE SPACE	16,873 SF
NEW SPEC OFFICE	2,623 SF
DOCK HIGH	17 Doors
DRIVE-IN	1 Doors
CLEAR HEIGHT	28'
SPRINKLERS	ESFR
POWER	1,600 amps
PARKING	189 stalls

Building 3 - 810 HOYT

AVAILABLE SPACE	67,614 SF
DIVISIBLE DOWN TO	16,873 SF
DOCK HIGH	22 Doors
DRIVE-IN	2 Doors
CLEAR HEIGHT	28'
SPRINKLERS	ESFR
POWER	1,600 amps
PARKING	181 stalls

Outstanding Location In Denver's Northwest Corridor

- Minutes from US-36, Wadsworth Parkway, US-287 and the Northwest Parkway
- Variety of restaurants nearby
- Close to Interlocken Business Park, Flatiron Crossing, 1st Bank Center and Rocky Mountain Metropolitan Airport
- Enterprise Zone



Lincoln

PARK 36

ENTERPRISE ZONE TAX CREDITS

- 12% of eligible training costs
- \$1,100 or more per net new employee
- \$1,000 per net new employee
- 3% of an increase in research and development expenses
- 25% of rehabilitation costs (up to \$50,000 in credits on \$200,000 or more in costs)
- 1.5% of purchase price
- 3% of business personal property investment
- Sales and use tax exemption

FOR MORE INFORMATION CONTACT:

MARK DWYER

303.877.1620
mdwyer@lpc.com

SAM SLATON

303.517.5183
sslaton@lpc.com

