

ONE BOULDER TECH CENTER

Address

6315 W. Dry Creek Pkwy
Niwot, CO

Map Link

<http://bit.ly/13gFn0v>

Approximate Site Size

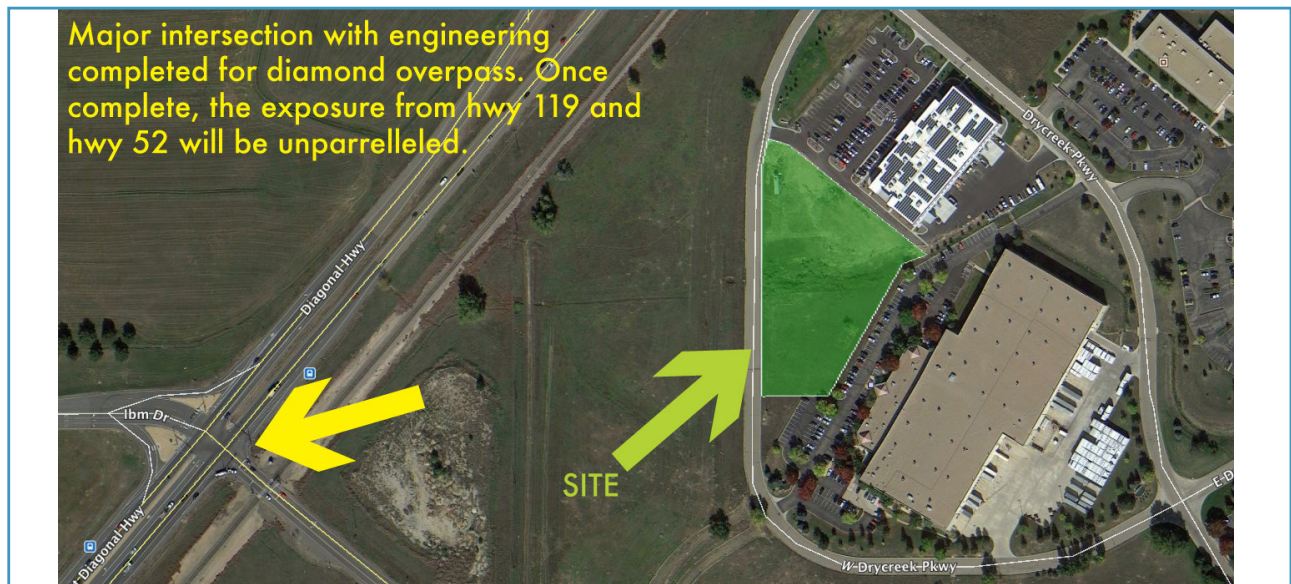
117,391 Square Feet (~2.7 acres)

Site Profile Summary

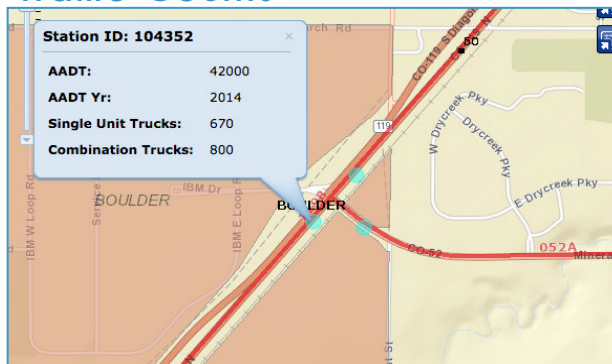
This site is owned free and clear by the principals of Multiprop Inc. It was viewed as primarily an A-office location due to the high visibility provided by its proximity to Hwy 119 and Hwy 52. It is approved "use-by-right" for 49,000 square feet by The Boulder County Land Use and Building Department.

This site has been described by the former Director of Boulder County's Building Department as "the last undeveloped large commercial parcel that is fully-entitled within Boulder County". Its proximity to amenities, excellent access to the vast Boulder County trail and open space, and unmatched street front exposure make this the perfect site for best-in-class grow facility.

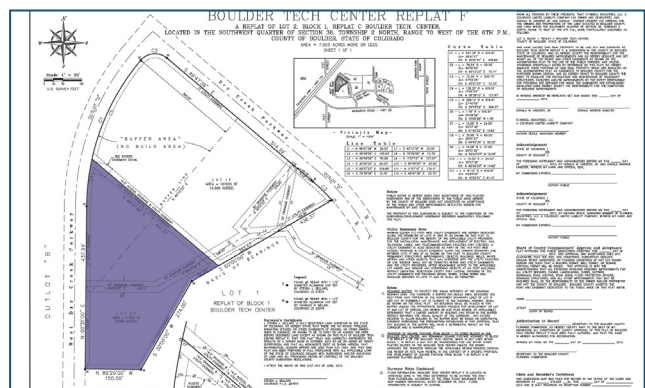
Map Polygon



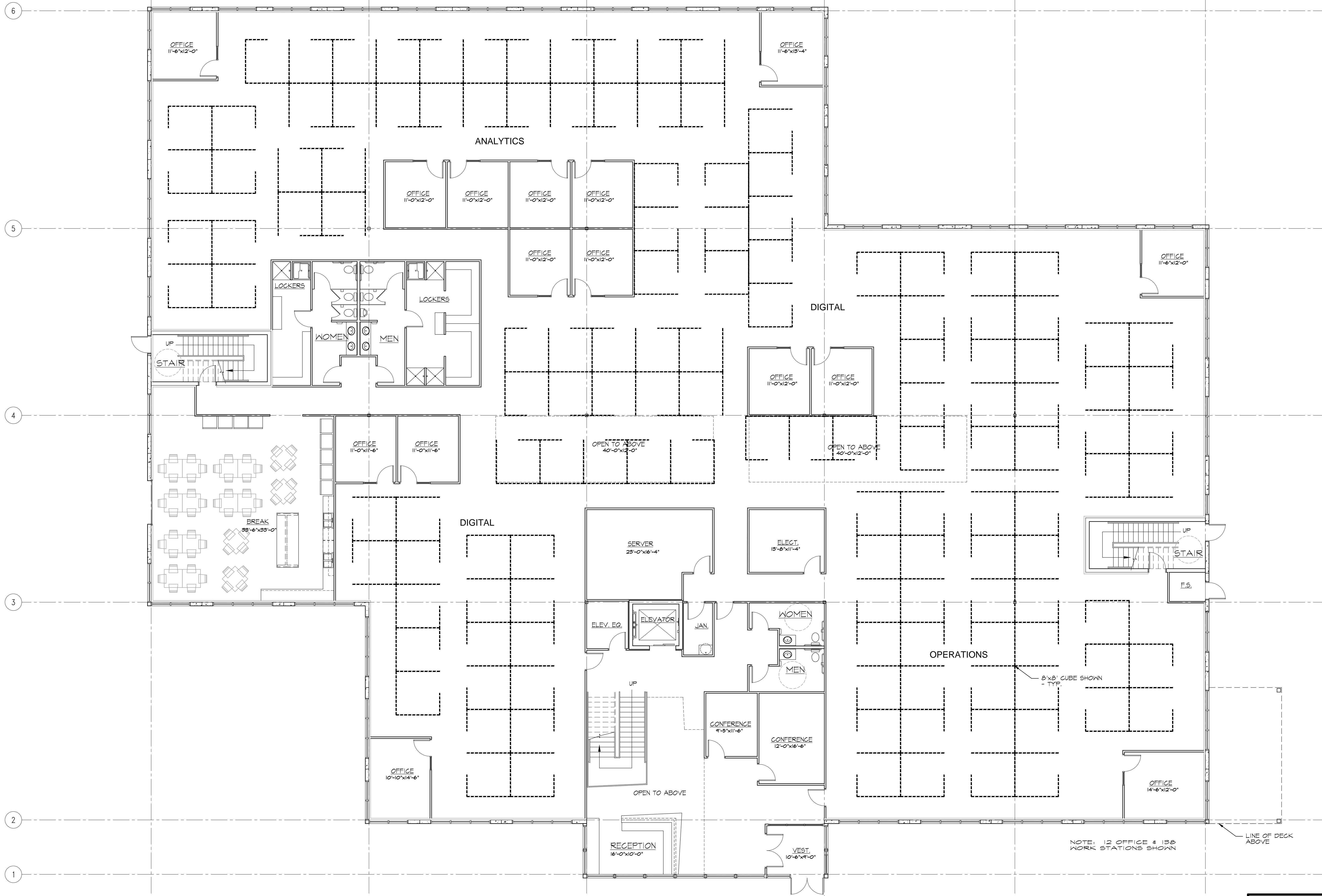
Traffic Counts



Survey + link: <http://bit.ly/1GyFVFc>







NOTE: 12 OFFICE & 138 WORK STATIONS SHOWN
 LINE OF DECK ABOVE

Wiland Direct
 Lot 2A-2, Block 1, Replat C, Boulder Tech Center

MAIN LEVEL FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 NORTH

10/27/14
KVP architecture
 architecture/planning/consulting
 a colorado professional corporation
 4141 Arapahoe Avenue Suite 100
 Boulder, Colorado 80303
 Ph: (303) 443-5355 Fax: (303) 444-5085



D. Andrew Unkefer – President, Multiprop, Inc.

Andrew's experience ranges from raw land purchase through fully developed, leased and operated complex business park projects. Our clients include several publicly traded, Fortune 500 Corporations and National Defense Contractors.

The primary focus of Multiprop Inc. is the acquisition, development and long-term ownership of commercial real estate assets. Multiprop has partnered with exceptional companies such as; General Dynamics, Dassault Systèmes, Biovia, Accelrys, Kip Prah and Associates, Cardinal Peak, Sparkfun, TechPubs Global, Tendril Networks, just to name a few.

Andrew and Multiprop have developed, owned and managed over one-million square feet of commercial, industrial, office and residential product. These include true Class-A office to self storage.

He has overseen the development of categorized clean room environments, large computer server environments with security and failover technology, indoor climbing wall amenities and large solar arrays.

Andrew, has a passion for retaining the historical significance of the land he develops. As such, his desire to not over-design or sterilize the project with non-native landscaping and atypical architectural features really shows through in the design and execution of the developments. The importance of bringing out the best in a property while maintaining the timeless qualities is paramount in the approach to every development, while offering a land owning opportunity whose qualities are subtle, elegant, sustainable and lasting.

Partial List of Tenant Partners:



For more information on the Multiprop, Inc., visit www.multiprop.com or contact Patty Higgins, executive aide at 303.530.5398 ext. 0

Multiprop Inc. Completes Landmark IgCC Project With Sparkfun



By **Nick Reither**

Gary Goodell, Chief Building Official for Boulder County, said the area always has been pretty progressive, and their mission statement shows it: Public service, collaboration, sustainability.

So when the International Green Construction Code® (IgCC) was adopted in 2012, Boulder County officials decided to overlay the IgCC on their already adopted ICC family of codes. So, going forward, any new building over 25,000 square feet would have to adhere to the IgCC.

Goodell, whose concerns during the development of the IgCC landed him on the Code Council's IgCC Committee, was wary about Boulder County using the IgCC. But they didn't get much large-scale commercial there anyway.

"Lo and behold, along comes this 80,000-square-foot building project," Goodell mused. And together with [Multiprop Inc.](#), Boulder County set to work on what would become the world's largest building erected under the IgCC to date.

The owners of SparkFun, an online retail store that sells the bits and pieces for myriad electronics kits, wanted to build its first office/warehouse in Boulder County. The building had to be large enough to house more than 3,500 components and widgets designed, the company says, "to help you unleash your inner inventor."

First thing, everyone on the design and construction team got a copy of the IgCC manual, said Andrew Unkefer, Vice President of Multiprop, which specializes in land development, asset management, and property acquisition, with projects ranging from high-end waterfront subdivisions, industrial facilities, multi-family and office parks.

"We had done a lot of great, safe, secure construction," Unkefer said. "But we had never done anything with [ICC's] green code. It was exciting. What an opportunity."

Unkefer said the easy part was figuring out how to design a building that would work for SparkFun. They finally decided on a warehouse with high ceilings that would allow triple-stacked pallets on the first floor, and offices on the second floor.

The more difficult part was trying to figure out how to adapt the two-story, tilt-up structure under the IgCC. Compliance to the IgCC requires a level of expertise and building systems knowledge that can be achieved only through dedicated building technology and the contracting efforts focused on implementing these systems in the field.

The final "check" is a well-defined and -executed commissioning process. This assures that everything from the building envelope performance to individual plug load controls are installed and supported properly.