



PARK 36

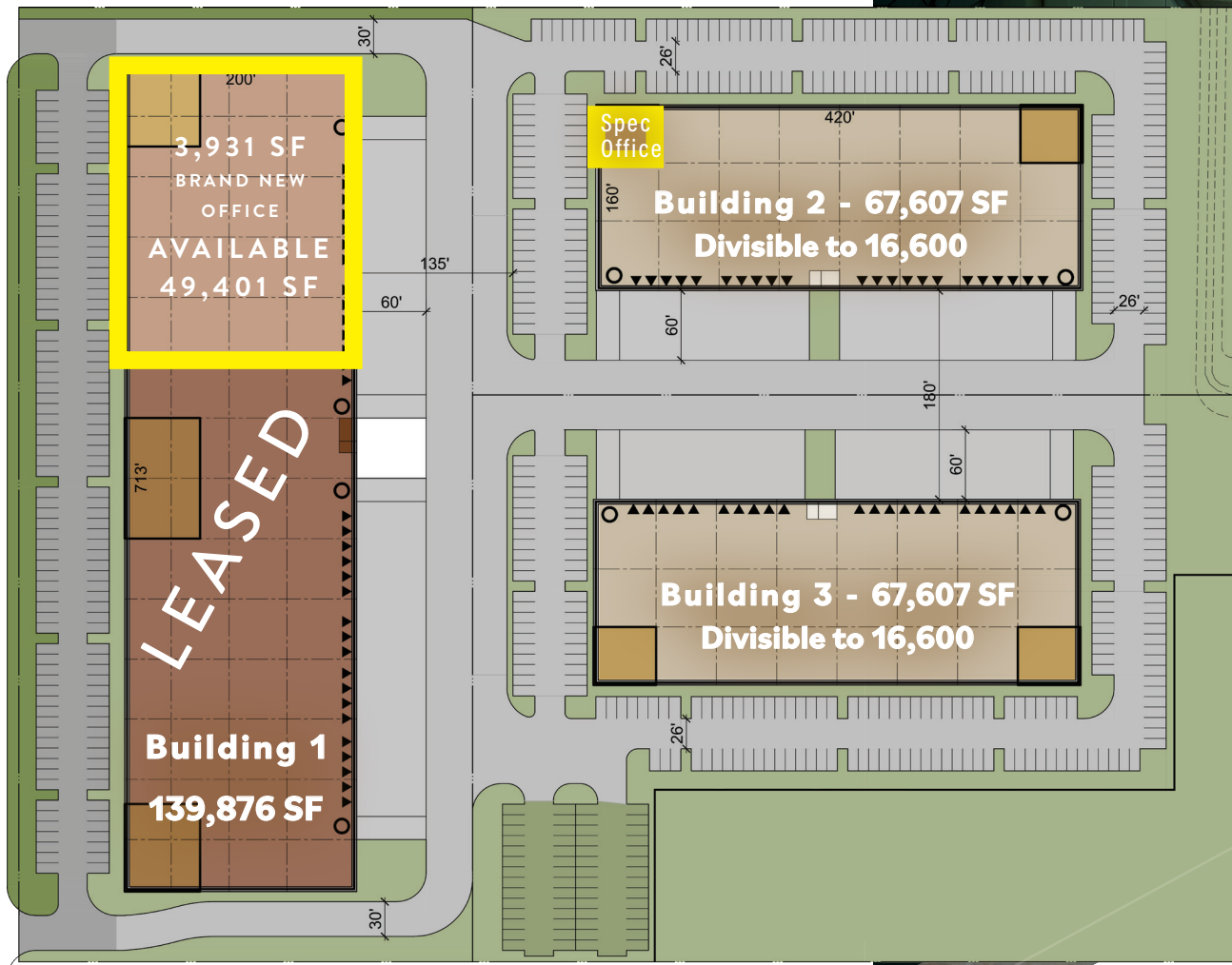


20-Acre Broomfield Industrial Development



800-830 HOYT STREET • BROOMFIELD, COLORADO 80020

SITE PLAN



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	67,607 SF
DIVISIBLE DOWN TO	16,600 SF
NEW SPEC OFFICE	2,623 SF
DOCK HIGH	20 Doors
DRIVE-IN	2 Doors
CLEAR HEIGHT	28'
SPRINKLERS	ESFR
POWER	1,600 amps
PARKING	189 stalls

Building 3 - 810 HOYT

AVAILABLE SPACE	67,607 SF
DIVISIBLE DOWN TO	16,600 SF
DOCK HIGH	20 Doors
DRIVE-IN	2 Doors
CLEAR HEIGHT	28'
SPRINKLERS	ESFR
POWER	1,600 amps
PARKING	181 stalls

PARK 36

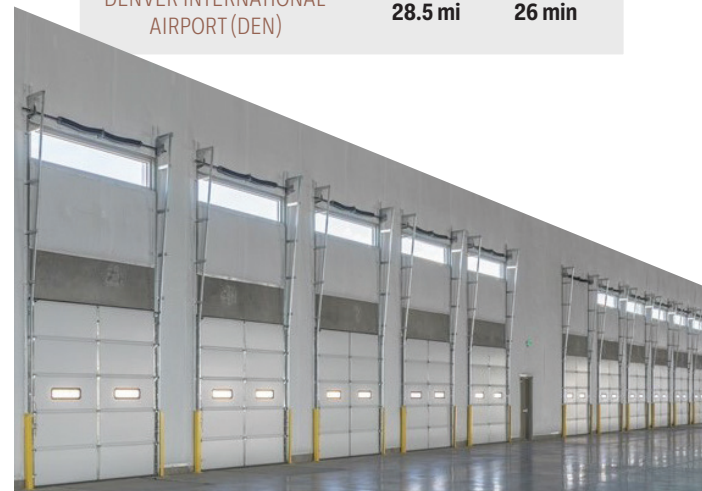


DRIVING TIMES

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

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



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

303.226.8212
mdwyer@lpc.com

SAM SLATON

303.517.5183
sslaton@lpc.com

