



**HALF BUILDING AVAILABLE
DIVISIBLE TO 16,568 SF**

769 CTC Boulevard

PREMIER LOCATION IN THE COLORADO TECHNOLOGY CENTER

BUILDING SIZE: 94,748 SF

AVAILABILITY: 47,374 SF



PROPERTY SPECIFICATIONS

Building Size	94,748 SF (Divisible to 16,568 SF)
---------------	------------------------------------

Building Dimensions	479' x 200'
---------------------	-------------

Column Spacing	52' x 46'8" (Typical); 60' Speed Bay
----------------	--------------------------------------

Clear Height	28'-0"
--------------	--------

Parking Stalls	188 existing stalls (1.88 / 1000 SF); additional striping available
----------------	--

Dock doors	18 (9'x10')
------------	-------------

Grade doors	4 (14' x 16')
-------------	---------------

Sprinklers	ESFR
------------	------

Electrical Power	4,000 AMP 480-V 3-PH Building total 2,200 AMP 480-V 3-PH dedicated to the Availability
------------------	---

Zoning	Industrial (City of Louisville)
--------	---------------------------------

Spec Improvements:

- 2,650 SF spec office in building's Southeast corner
- Four 40,000 LB mechanical levelers
- High bay warehouse LED lighting
- Electrical distributional panels across warehouse

ACCESS TO BOULDER & DENVER LABOR POOL

Boulder	12 Miles / 15 Mins.
---------	---------------------

Denver	20 Miles / 30 Mins.
--------	---------------------

Highway 36	2.5 Miles / 5 Mins.
------------	---------------------

Northwest Parkway	1.5 Miles / 3 Mins.
-------------------	---------------------

I-25	7 Miles / 8 Mins.
------	-------------------

I-70	17 Miles / 21 Mins.
------	---------------------

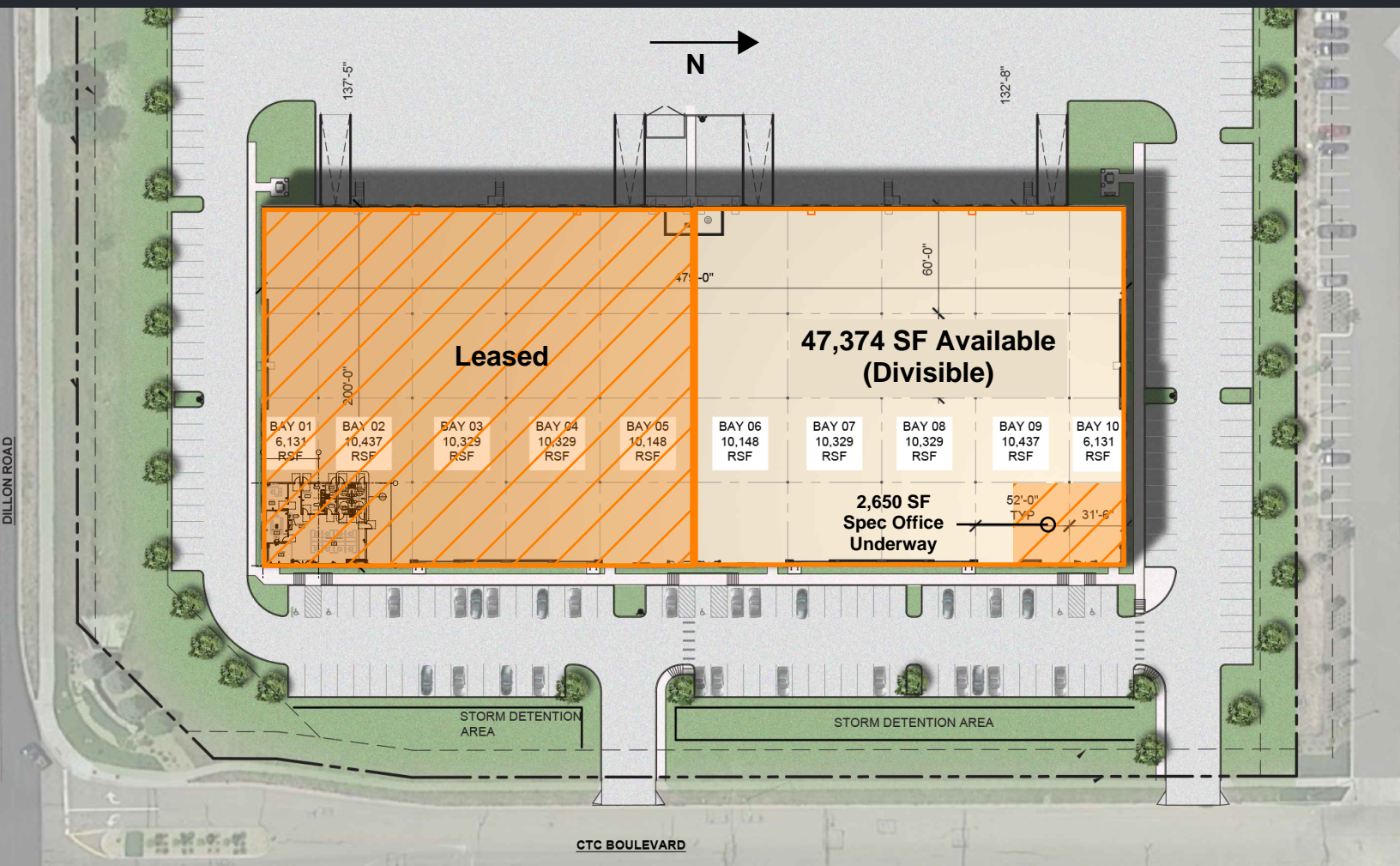


769 CTC Boulevard

PREMIER LOCATION IN THE COLORADO TECHNOLOGY CENTER

BUILDING SIZE: 94,748 SF

AVAILABILITY: 47,374 SF



REAL
ESTATE

CONTACT US

Scott X. Guo - +1 (480) 637-1166 - scott.guo@eqtpartners.com