



DRIVE TIMES

▶ Downtown Denver: 11 Mins

▶ Denver Tech Center: 35 Mins

▶ Denver International Airport: 33 Mins

▶ Boulder: 28 Mins

TRANSIT OPTIONS

- ▶ Union Station to Thornton Park-n-Ride: 19 Mins
- ▶ Englewood Station to Thornton Park-n-Ride: 42 Mins
- Bus Routes servicing Thornton Park-n-Ride: 80, 88, 92, 120X, 122X

Colisted by:





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NORTH VALLEY TECH CENTER is ideally suited for tenants in need of large flexible floorplates, fiber optics, generous parking, 15' to 20' ceiling heights, over 100 pounds per square foot floor loads, excellent access to public transportaion, close proximity to a strong labor force, and strong ownership. Telecommunications, technical/trade school facilities and back office users are among the industry groups choosing North Valley Tech Center because of these and other qualities unique to the Denver Metro area.

RECENT CAPITAL IMPROVEMENTS

- ▶ Main entry renovation
- ▶ New monument signage
- Interior common area renovation
- ▶ New landscaping
- ▶ New asphalt
- ▶ New security cameras

BUILDING HIGHLIGHTS

- Starting at \$12.00/SF/YR MG (electrical and janitoral not included)
- ▶ 215,000 SF available
- \blacktriangleright 5.5:1,000/SF parking ratio
- Fiber Providers: Century Link, Zayo & Comcast
- ▶ 15′-25′ ceiling heights
- Interstate signage available

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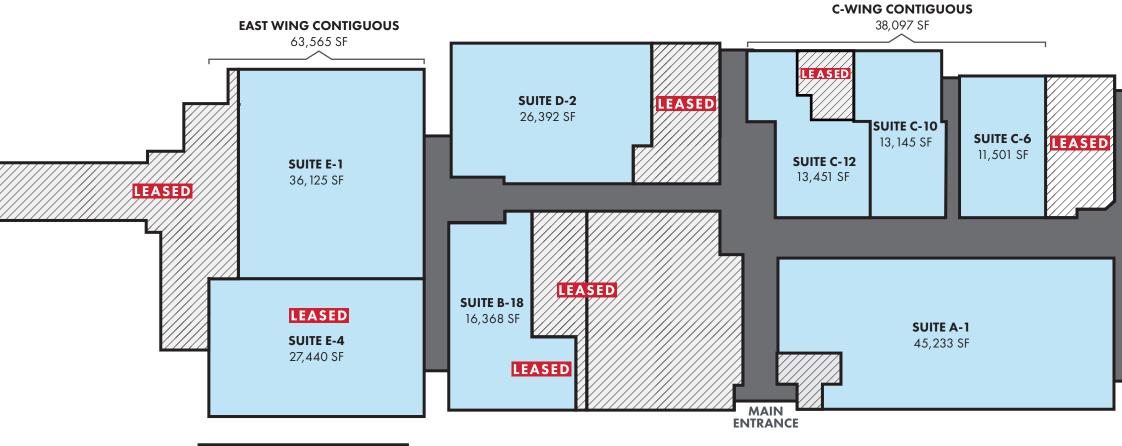




MAIN BUILDING

WEST WING - FIRST FLOOR LEASED

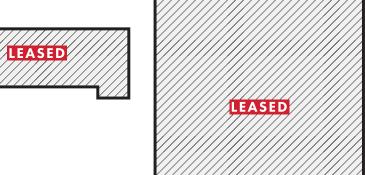
EAST WING - FIRST FLOOR



LEASED

WEST WING CONTIGUOUS

48,767 SF

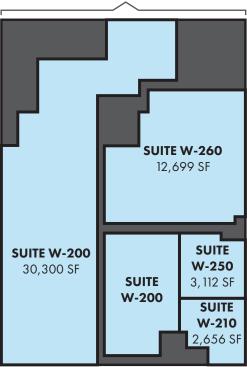


EAST WING - SECOND FLOOR

ADDITIONAL HIGHLIGHTS

- ▶ Located in the Enterprise Zone
- ▶ Loading dock capability
- Large, open floorplates
- ▶ Both "Plug and Play" and raw space available
- ▶ On-site security
- ▶ Close proximity to numerous retail, hospitality, restaurants, and recreational opportunities
- Adjacent to North Suburban Medical and MOB's
- ▶ Generator-ready suites
- Excellent building, monument, and highway signage





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WEST WING - SECOND FLOOR