

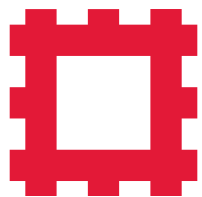


185 South 104th Street

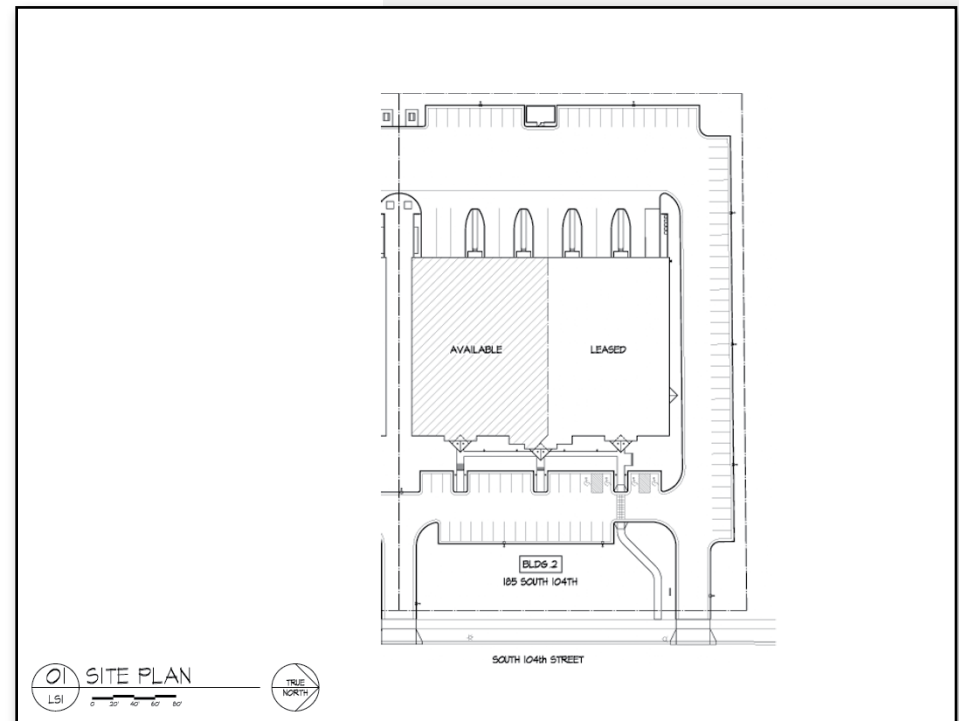
Colorado Technology Center, Louisville
6,000 SF to 17,500 SF

New Construction

- Space Designed to Suit
- Superb Location
- Spring 2008 Completion



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New Construction Colorado Technology Center, Louisville Lease



185 South 104th Street

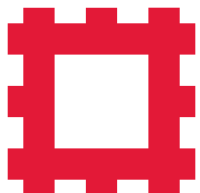
Available:6,000 square feet to 17,500 square feet
Building Size:.....31,738 square feet
Lot Size:.....124,115 square feet or 2.85 acres
Loading:.....Six 8' by 10' dock high doors
Sprinkler System:Yes
Ceiling Height:18 'clear to the bottom of the joist
Power:200 Amps 460 volt 3 phase per unit
Building Dimension: ..150' x 212'
Parking:2.9 spaces per 1,000 square feet
Base Lease Rate:\$9.75 to \$10.25 per square foot triple net
TI Allowance:\$15 per square foot

Core and shell includes, demising walls, HVAC adequate for 50% of the premises (not distributed), electric conduit and wires to the premises (not distributed) and two bathrooms for each unit 6,000 square foot unit.

Triple Net Expenses:..\$3.00 per square foot (Est. 2008)

Availability:.....New Construction to be completed May 2008.

ONLY TWO UNITS LEFT



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