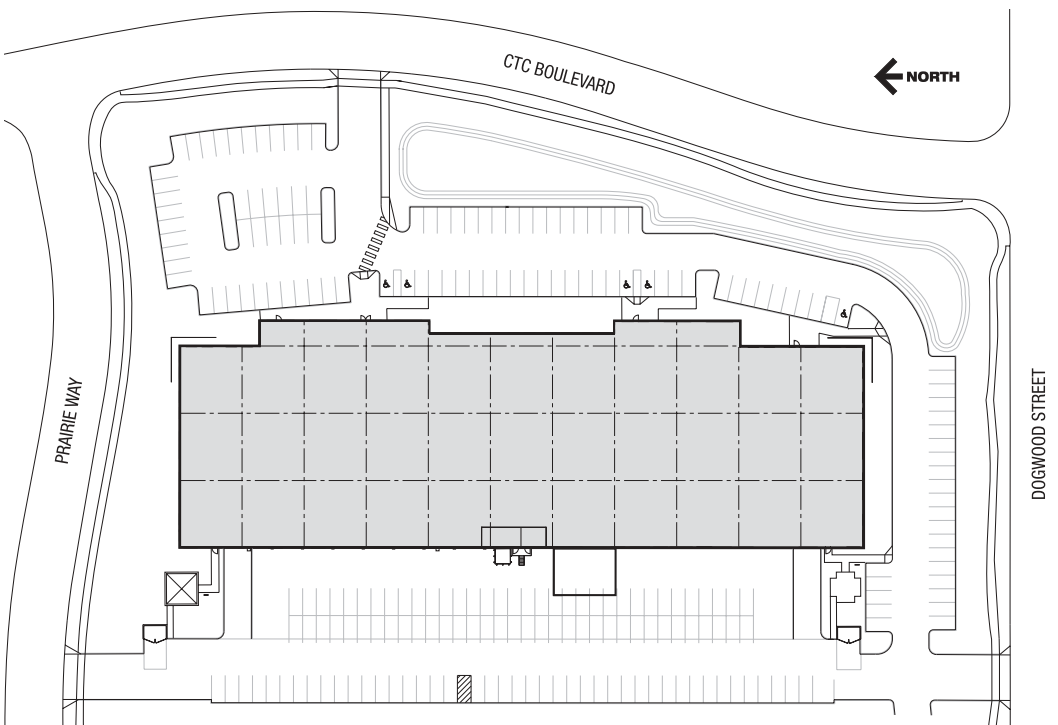




**195 CTC Boulevard
Louisville, CO 80027**

65,195 Sq. Ft.

Office / Flex / Industrial



Key Features:

- Single-story design provides a work environment of exceptional quality
- Windows on three elevations with provisions for windows at service court
- 50' x 50' Column spacing
- 2,500 A/480V, 3 phase
- 24' Clear ceiling height
- 8 Dock doors / 2 drive-in doors (with provisions for future service doors)
- Fully sprinklered building/ESFR system with fire pump
- Well-lighted surface parking (minimum 116 spaces, maximum 213 spaces)
- Local ownership
- Responsive, professional management
- Energy efficient design for lower operating costs
- Occupancy early 2009



BARBARA MYERS

303.223.0496 phone
303.629.5451 fax
BMyers@etkinjohnson.com
etkinjohnson.com