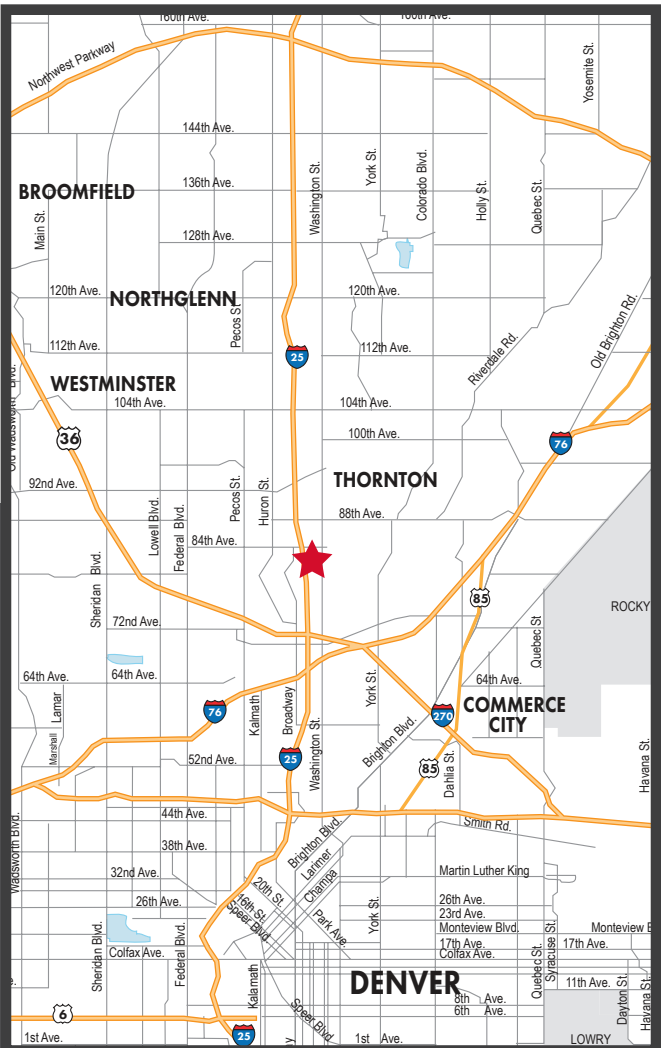
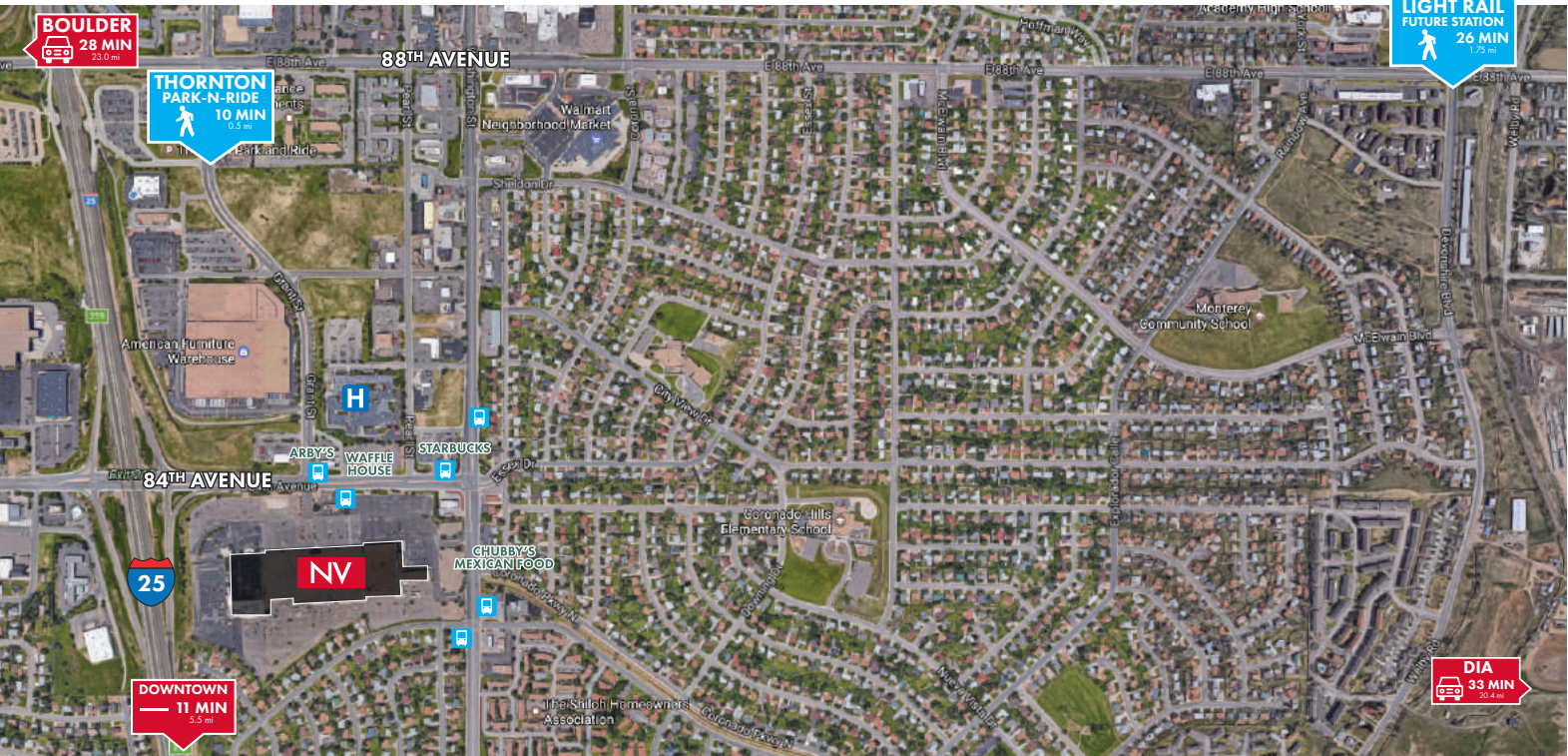




NORTH VALLEY TECH CENTER

500 E. 84TH AVENUE | THORNTON, CO



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

Listed by:



PHIL RUSCHMEYER
phil@ruschmeyercorp.com

(303) 800-9999
500 East 84th Avenue
Thornton, CO 80229

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our Principals.

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 transportation, 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
- ▶ New interior blade/directory signage
- ▶ Interior common area renovation
- ▶ New landscaping
- ▶ New asphalt
- ▶ New security cameras

BUILDING HIGHLIGHTS

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

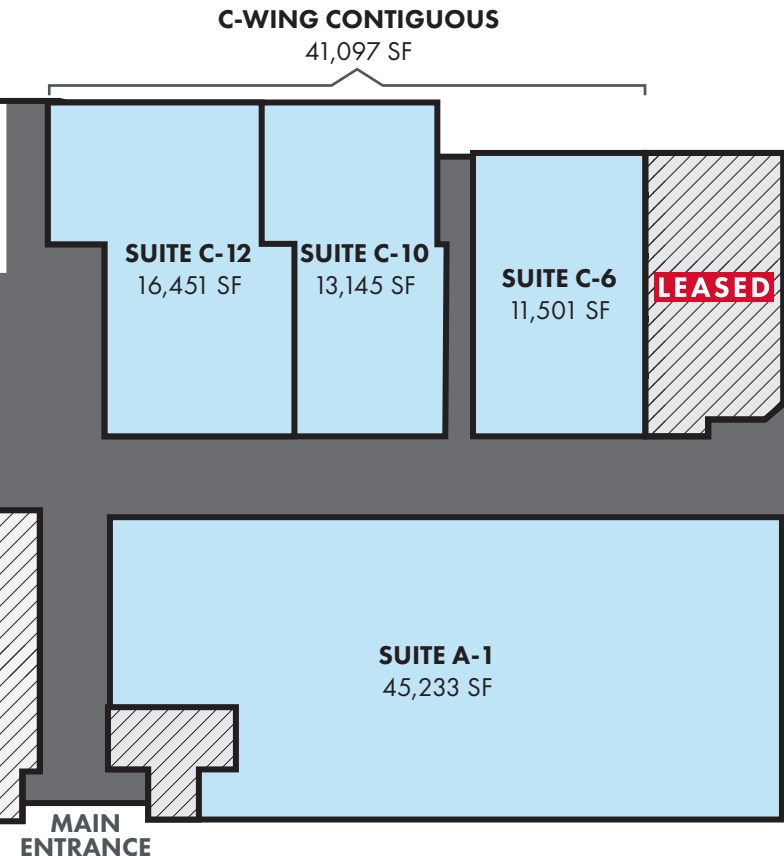
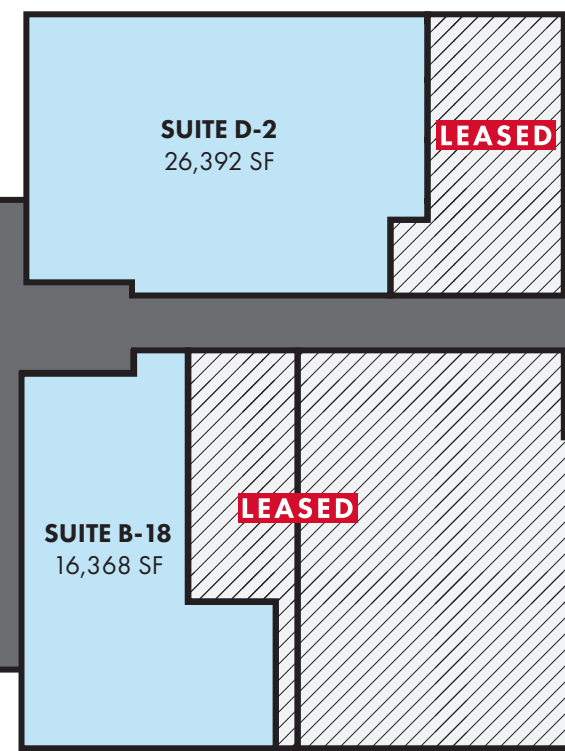
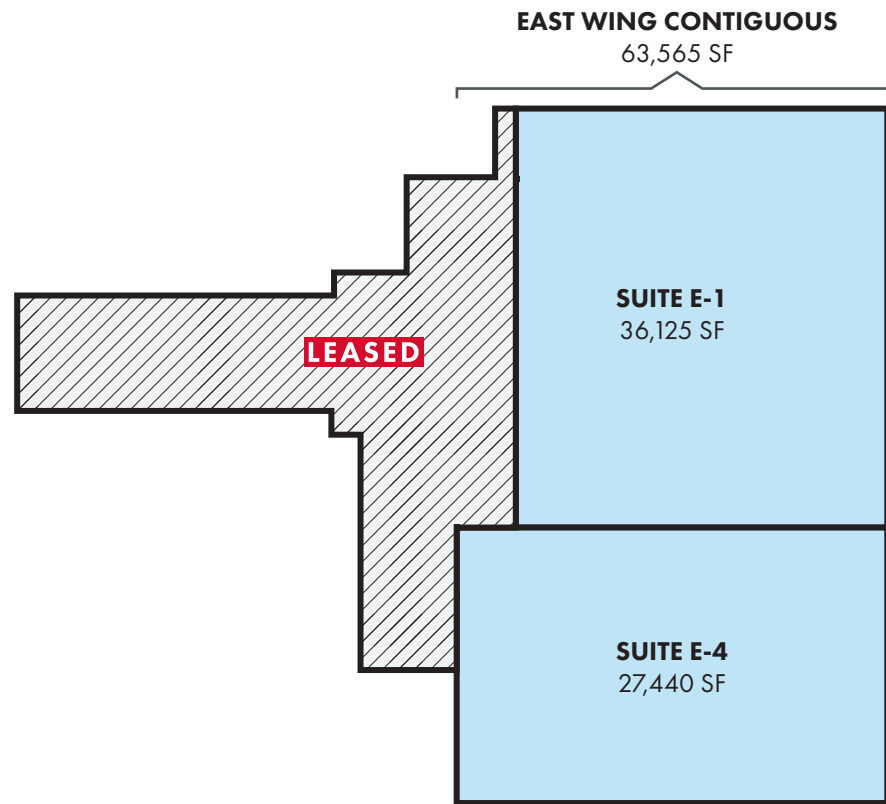
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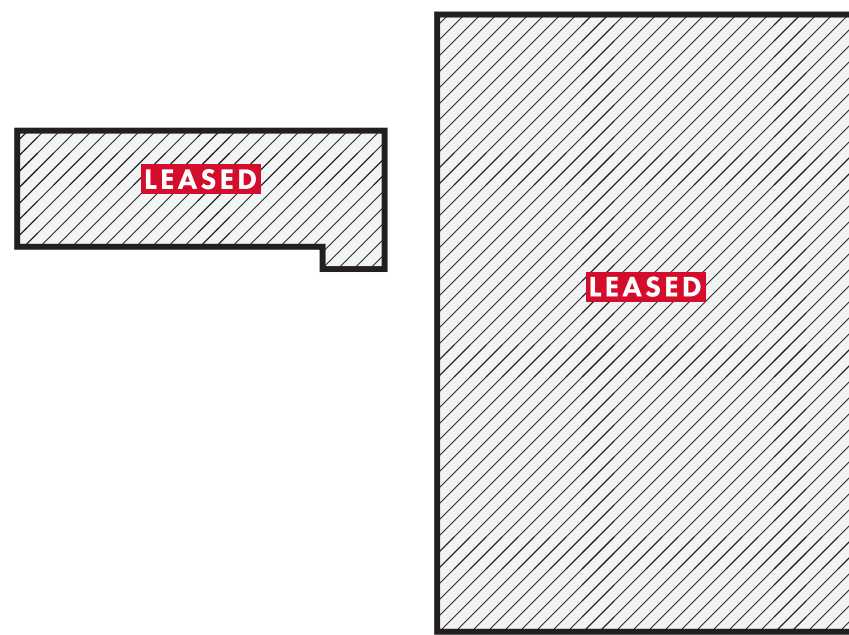
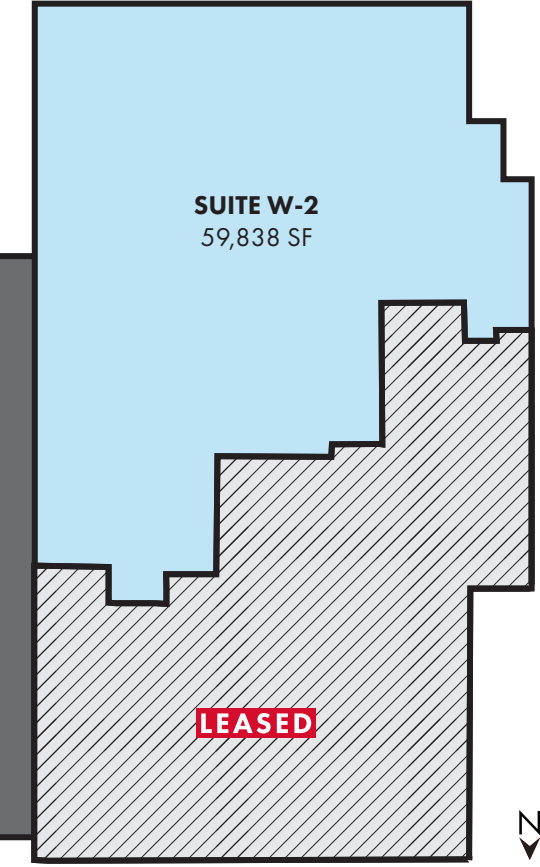


MAIN BUILDING

EAST WING - FIRST FLOOR



WEST WING - FIRST FLOOR



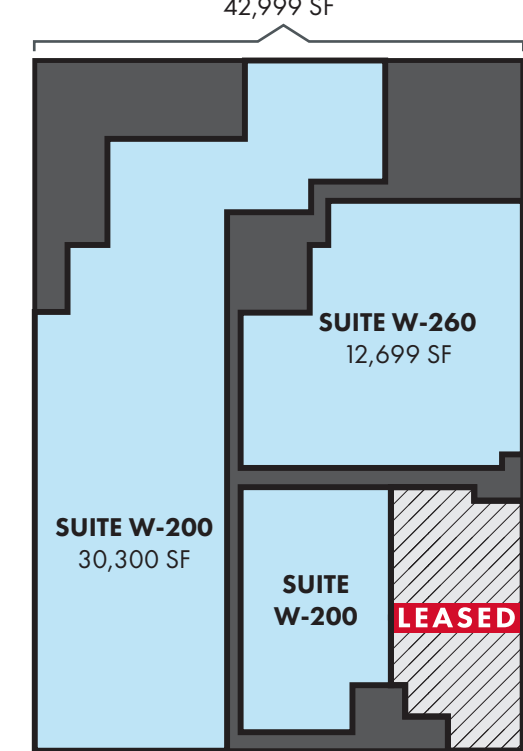
EAST WING - SECOND FLOOR

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 multiple MOB's
- ▶ Generator-ready suites
- ▶ Excellent building, monument, and highway signage



WEST WING CONTIGUOUS



WEST WING - SECOND FLOOR

Listed by:

