

1480 Arthur Avenue, Louisville

Colorado Tech Center

Office, Clean Electronics Lab and Clean Room Manufacturing Environment



Sublease highlights

- **Total Available Space:** Approximately 32,900 s.f.
 - Office / Support Areas – 12,000 s.f.
 - Labs and Clean Rooms – 18,400 s.f.
 - Shipping / Receiving – 2,500 s.f.
- **Occupancy:** Immediate
- **Sublease Rate:** \$11.00 / s.f. NNN
- **Term:** Through 11/30/2011
- **Parking:** 3.2 / 1,000 s.f.; free surface
- **Layout:**
 - Reception area
 - Large break room
 - Five (5) conference rooms
 - Open layout with workstations
 - Server, Electrical, Mechanical and Storage rooms
 - Floorplan and photos on reverse
- **Furniture, fixtures and equipment available**

Lab and Clean Room specifications

- Facility and Clean Rooms were designed for optical components or Small Scale Integration
- Clean Electronics Lab is 4,700 s.f. (Class 100K)
- Clean Room / Epitaxy & Water Fabrication Lab is 6,300 s.f. (Class 10K)
- Space can be easily converted for use by medical device companies and clean tech manufacturers

For more information, please contact:

Ken Gooden
+1 303 390 5202
ken.gooden@am.jll.com

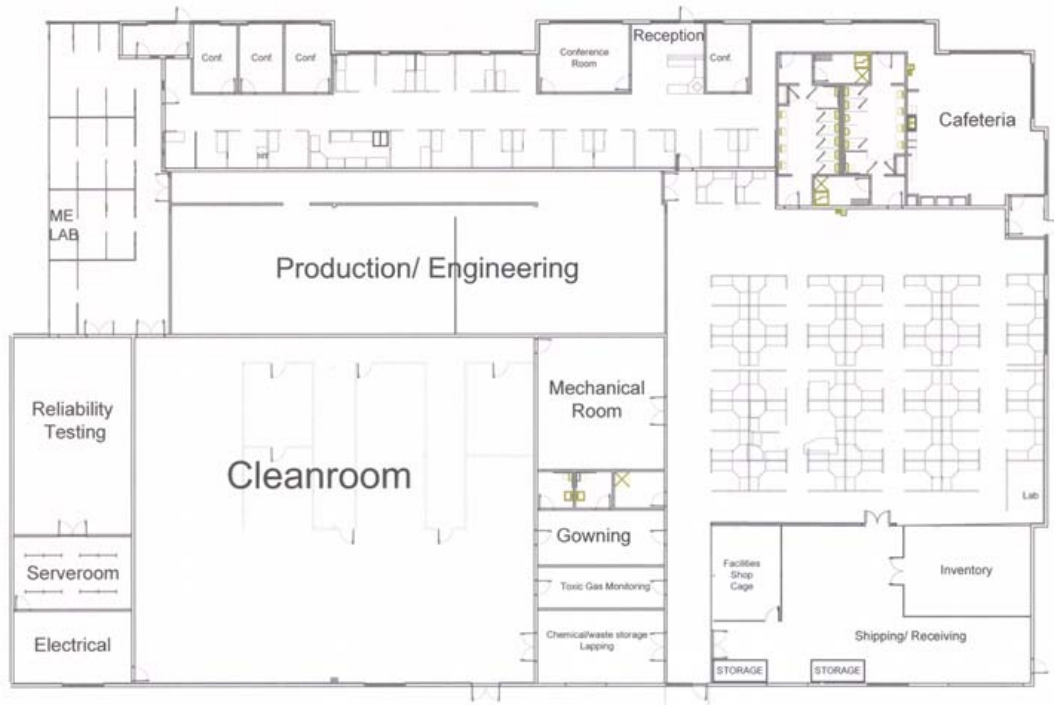
Eric Brynestad
+1 303 390 5241
eric.brynestad@am.jll.com

©2009 Jones Lang LaSalle IP, Inc. All rights reserved. All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof.

1480 Arthur Avenue, Louisville

Colorado Tech Center

Office, Clean Electronics Lab and Clean Room Manufacturing Environment



Clean room



Chemical storage



Open office area



Kitchen / Break room



Clean room



Testing lab



Shipping / Receiving area