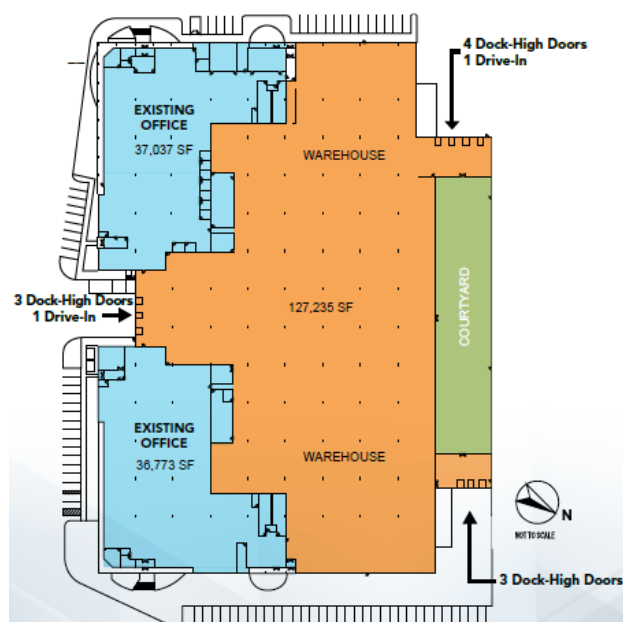




333 Centennial Parkway



General Site Information

Location	333 Centennial Parkway, Louisville, CO 80027
Owner Rep.	CBRE - Tyler Carner, Jeremy Ballenger, Jeremy Kroner, Joe Faller
Size	411,485 square feet
Zoning	Planned Community Zone District / Commercial
Asking Price	\$6.95 - \$8.50 per square foot NNN
Highway Access	.7 miles to Highway 36 at McCaslin Blvd., ~14 miles to I-25, ~18 miles to I-70, ~17 miles to
Air Access	I-76 36 miles to Denver International Airport
Rail Access	No rail access

Utility Information

Electric Power	Xcel Energy. 277/480 volts, 3-phase, 7,000 amps
Natural Gas	Xcel Energy. 3" PM, 2 psig available pressure
Water	City of Louisville. 3" water line, 1.5" irrigation line
Sewer	City of Louisville. 6" sewer line
Telecom/Fiber	CenturyLink: up to 140 MBPS, Comcast Business: up to 987 MBPS; Zayo (not yet installed to the site)

333 Centennial Parkway

Site Due Diligence Documentation Available (reports and detail available)

Title Commitment		Archeological and Historic Use Assessments	<i>Not required</i>
Aerial Site Views and Maps	<input checked="" type="checkbox"/>	Park Covenants and Restrictions	
Park Master Plan	<input checked="" type="checkbox"/>	Transportation Access Maps	<input checked="" type="checkbox"/>
Utility Service Maps	<input checked="" type="checkbox"/>	Geotechnical Study / Soil Survey	
Site Dimensions and Configuration	<input checked="" type="checkbox"/>	FEMA Flood Plain Designation with Map	<input checked="" type="checkbox"/>
Wetlands Map	<input checked="" type="checkbox"/>	Air Attainment Status	<input checked="" type="checkbox"/>
Phase 1 Environmental Assessment		Endangered Species Assessment	<i>Not required</i>

General Community Information

Community Profile and Demographics	<input checked="" type="checkbox"/>	Letters of Support	<i>N/A</i>
State and Local Incentives Overview		Business and Industrial Support Services and Amenities Profile	<input checked="" type="checkbox"/>



Economic Development Contact:

Name:

Aaron DeJong
Director

Address:

City of Louisville Economic Development
749 Main Street
Louisville, CO 80027

Email:

AaronD@louisvilleco.gov
P: 303.335.4531

Xcel Energy Contact:

Name:

Stephanie Dybsky
Manager
Corporate Economic Development

Address:

Xcel Energy
1800 Larimer Street, Suite 800
Denver, CO 80202

Email:

Stephanie.J.Dybsky@xcelenergy.com
P: 303.294.2805

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