



## Louisville Corporate Campus - Building A



### General Site Information

Location	Building A - 700 Tech Court, Louisville, CO 80027
Owner Rep.	Etkin Johnson Real Estate Partners
Size	136,610 square feet
Zoning	Industrial / Flex Space
Asking Price	Negotiable
Highway Access	~2 miles to Highway 36 at Interlocken, ~15 miles to I-25 via E-470, ~18 miles to I-70, ~17 miles to I-76
Air Access	33 miles to Denver International Airport
Rail Access	No rail access

### Utility Information

Electric Power	Xcel Energy. 13.2kV-LL 3ph 1/0AL loop from 1000AL feeder. 2000kVA connected (pending construction)
Natural Gas	Xcel Energy. 2" PM, 2 psig available pressure
Water	City of Louisville. 2" waterline, 2" irrigation line
Sewer	City of Louisville. 2" sewer line
Telecom/Fiber	CenturyLink: up to 140 MBPS, Comcast Business: up to 987 MBPS, Zayo (not yet installed to the site)

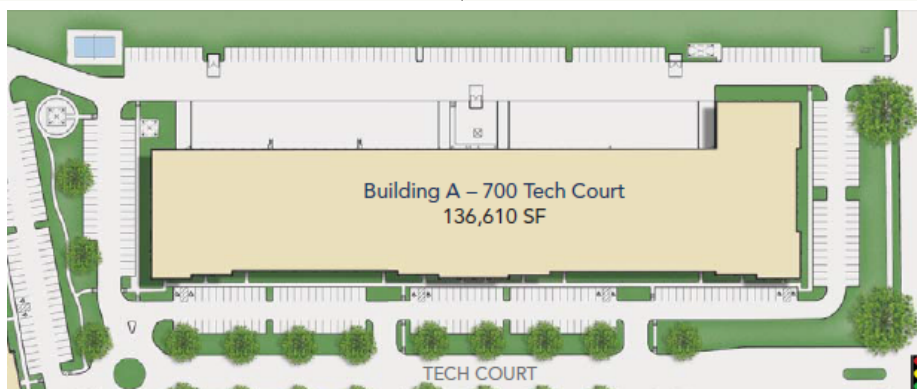
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## Site Due Diligence Documentation Available (reports and detail available)

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	<input checked="" type="checkbox"/>
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	<input checked="" type="checkbox"/>	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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