

320 Interlocken

Broomfield, Colorado

FOR LEASE



BUILDING FEATURES

- Highly upgraded finishes
- 4,337 SF available
- 2,587 SF raised-floor data center with:
 - 350 kW Generator
 - Contains 3 Liebert AC units with a total of 53 tons of cooling
 - Supported by electrical closet which holds the 225 KVA UPS system, automatic transfer switch and 800 amp distribution panel
- Private showers and lockers on site
- Centrally located in the Interlocken Advanced Technology Environment
- Six supplemental 3 ton A/C units on second floor (separately metered and controlled by tenant)

For additional information, please contact:



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BUILDING INFORMATION

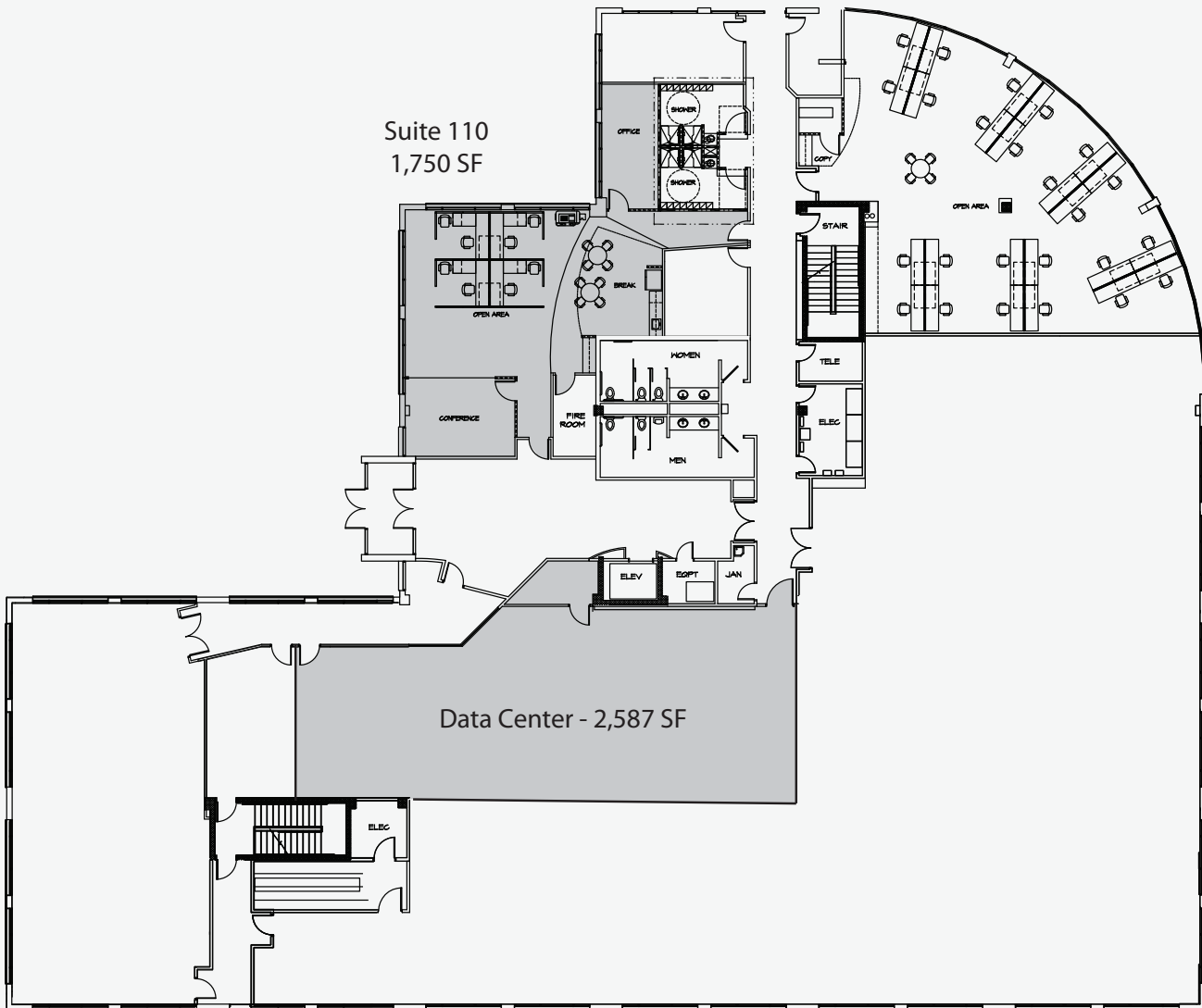
Year of Construction	1998
Net Rentable Area	40,723 RSF
Space Available	4,337 RSF
Lease Rate	\$16.00 / RSF NNN
Terms	3-5 Years
TI Allowance	Negotiable
Number of Stories	Two (2)
Number of Elevators	One (1)
Typical Floor Plate	20,000 RSF
Parking	4.6:1,000 RSF surface

AREA AMENITIES

- Hotels: The Omni Interlocken Resort, The Renaissance Hotel, TownePlace Suites
- Golf: 27 - Hole Omni Golf Course
- Open Space: Extensively landscaped parks including picnic areas and over 12 miles of existing or planned biking and pedestrian trails
- Retail: Over 3 million square feet of retail projects nearby, including 6 hotels and numerous restaurants
- Tenants: Oracle, Level 3 Communications, and Staples



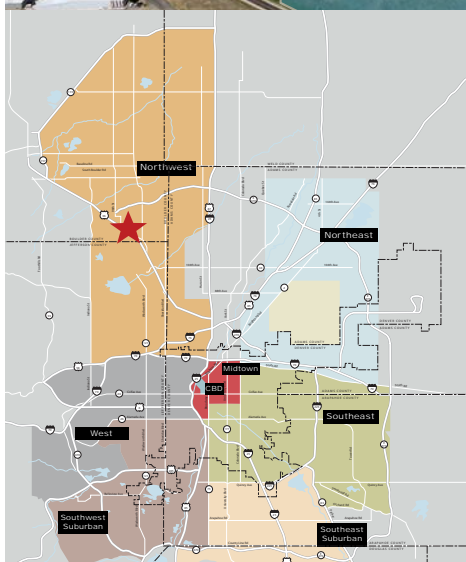
1ST FLOOR
4,337 RSF Available



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AREA AMENITIES

- Close proximity to the Omni Interlocken Hotel and Golf Course
- Corporate neighbors include Oracle, Level 3 Communications, Staples, Vail Resorts, and Webroot
- Over 3 million square feet of retail in the immediate vicinity including the Flatiron Crossing Mall, hotels, retail services, fast food and fine dining
- Over 12 miles of existing and proposed adjacent trail system that connects to the Boulder County regional trail system

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