

KOELBEL



1171 W DILLON, LOUISVILLE, CO

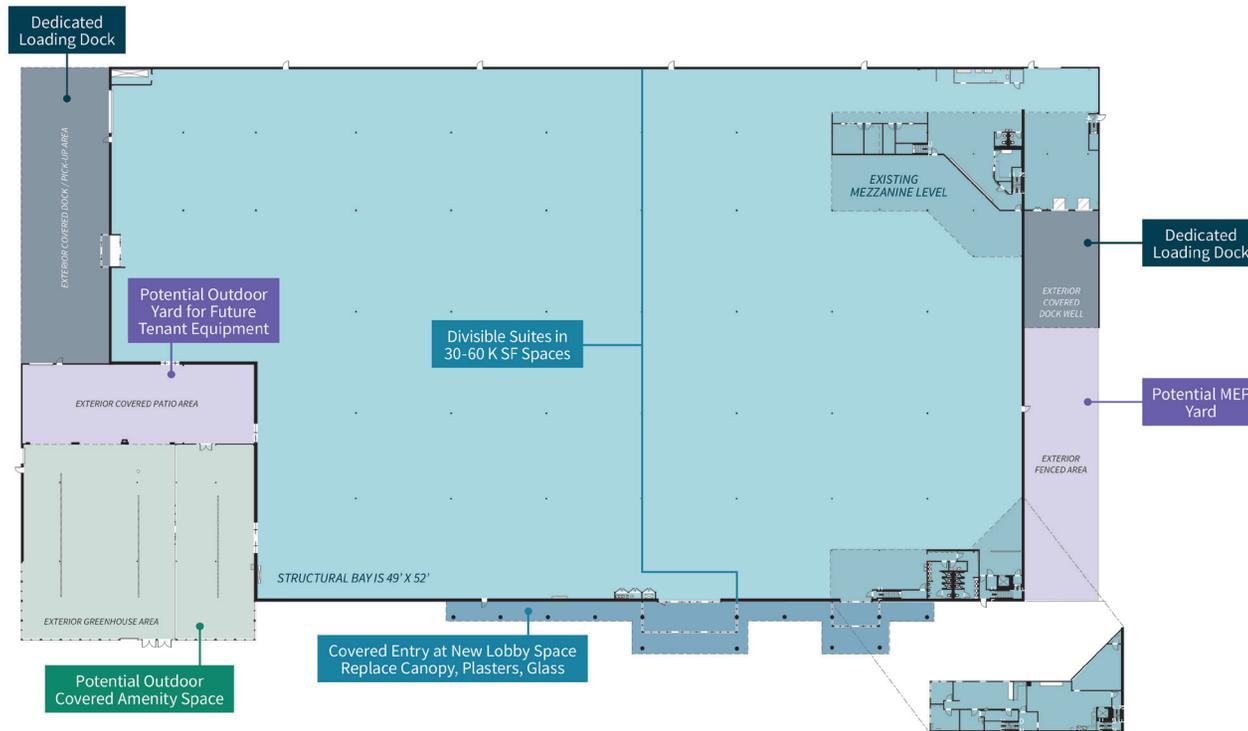


CURRENTLY AVAILABLE FOR LEASE
LIFE SCIENCE | GMP | ADVANCED MANUFACTURING

CBRE

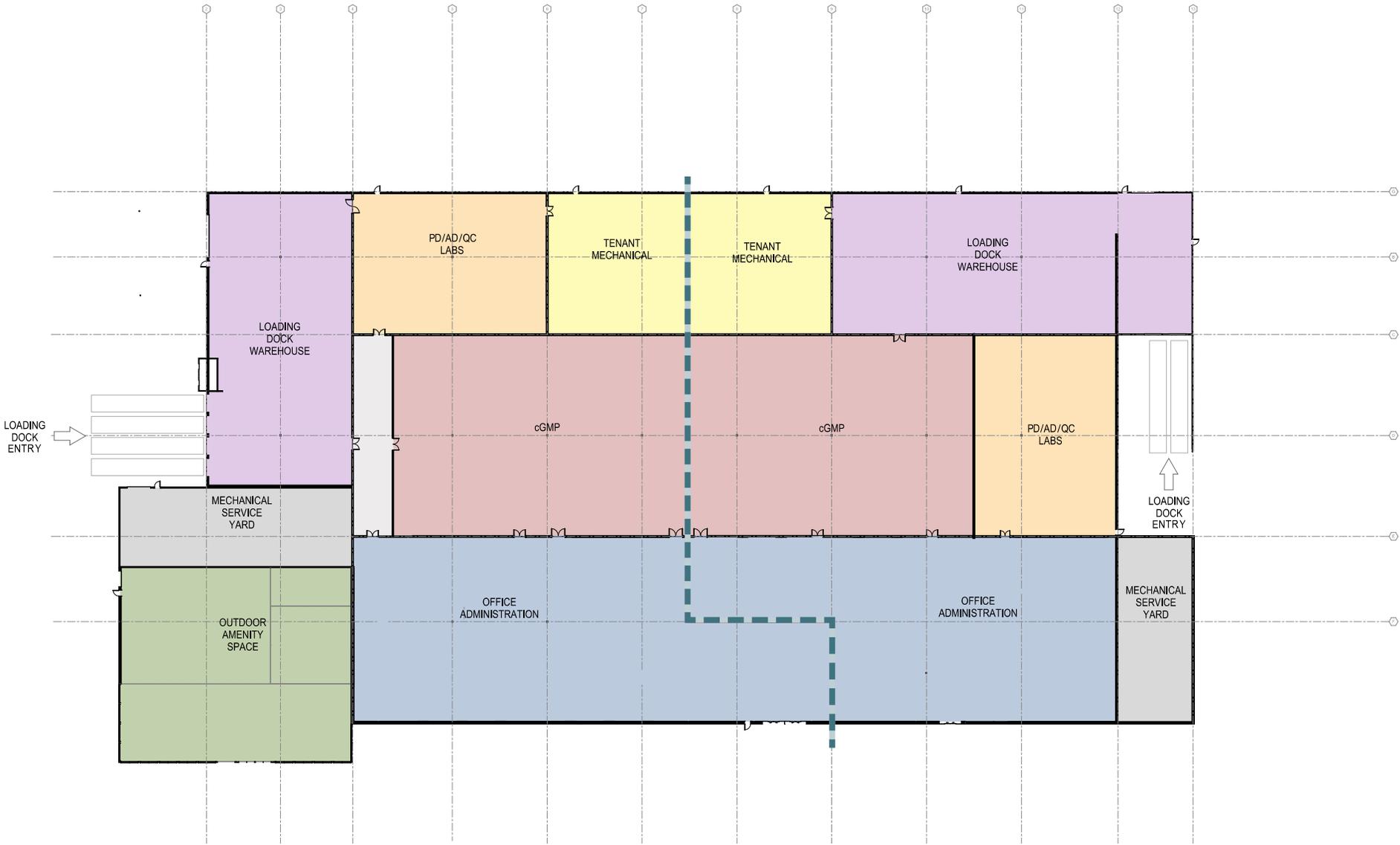
BUILDING DETAILS AND FLOOR PLANS

Address	1171 West Dillon Road, Louisville, CO 80027
RBA	124,365 RSF
Built/Renovated	1996 / 2023
Future Use	Life Science / GMP / Advanced Manufacturing (by-right development)
Delivery	April/May 2024
Power	6000A, 480V, 3 Phase
Water	3" water line
Clear Height	21' - 25'-6"
Loading	Four loading dock doors; four additional grade-level overhead doors
Divisible Space	Divisible down to 30k SF
Parking Ratio	3.5:1000



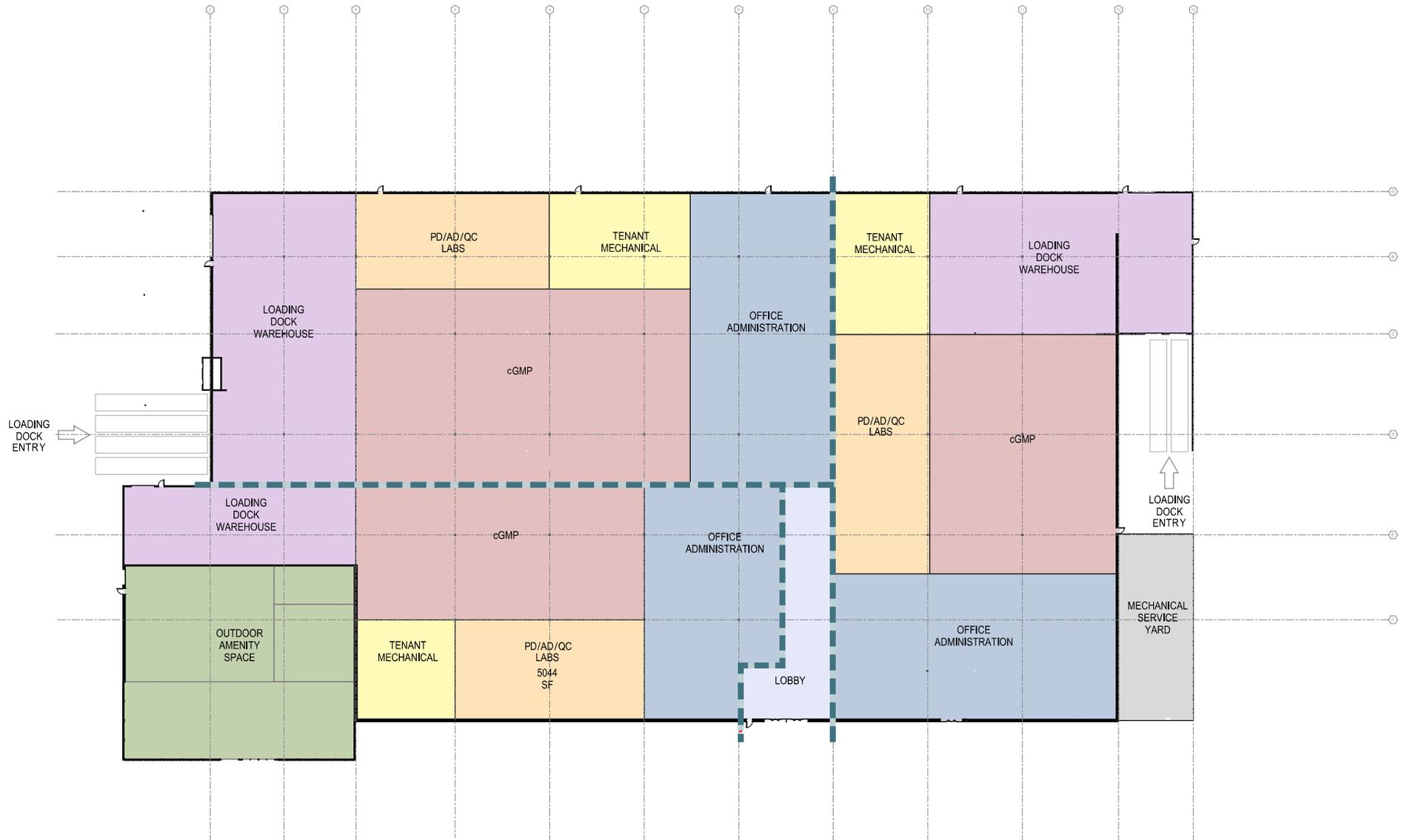
BUILDING DETAILS AND FLOOR PLANS

TWO-TENANT LAYOUT



BUILDING DETAILS AND FLOOR PLANS

THREE-TENANT LAYOUT



AMENITIES MAP | CENTENNIAL VALLEY



STRATEGICALLY LOCATED WITH BUSINESS-FRIENDLY CLIMATE

Situated within Boulder County near the Highway 36 corridor, 1171 W Dillon allows convenient access to Boulder, Denver, and the Denver International Airport.

Boulder County offers access to a highly educated and skilled workforce and has one of the highest concentrations of advanced technology workers in the U.S. Among its world-class research facilities is the University of Colorado at Boulder, the state's flagship university.¹



BUSINESS

11th-leading market for life sciences talent²



DEMOGRAPHICS

Median household income³ of \$125k



RESIDENTIAL DEMOGRAPHICS

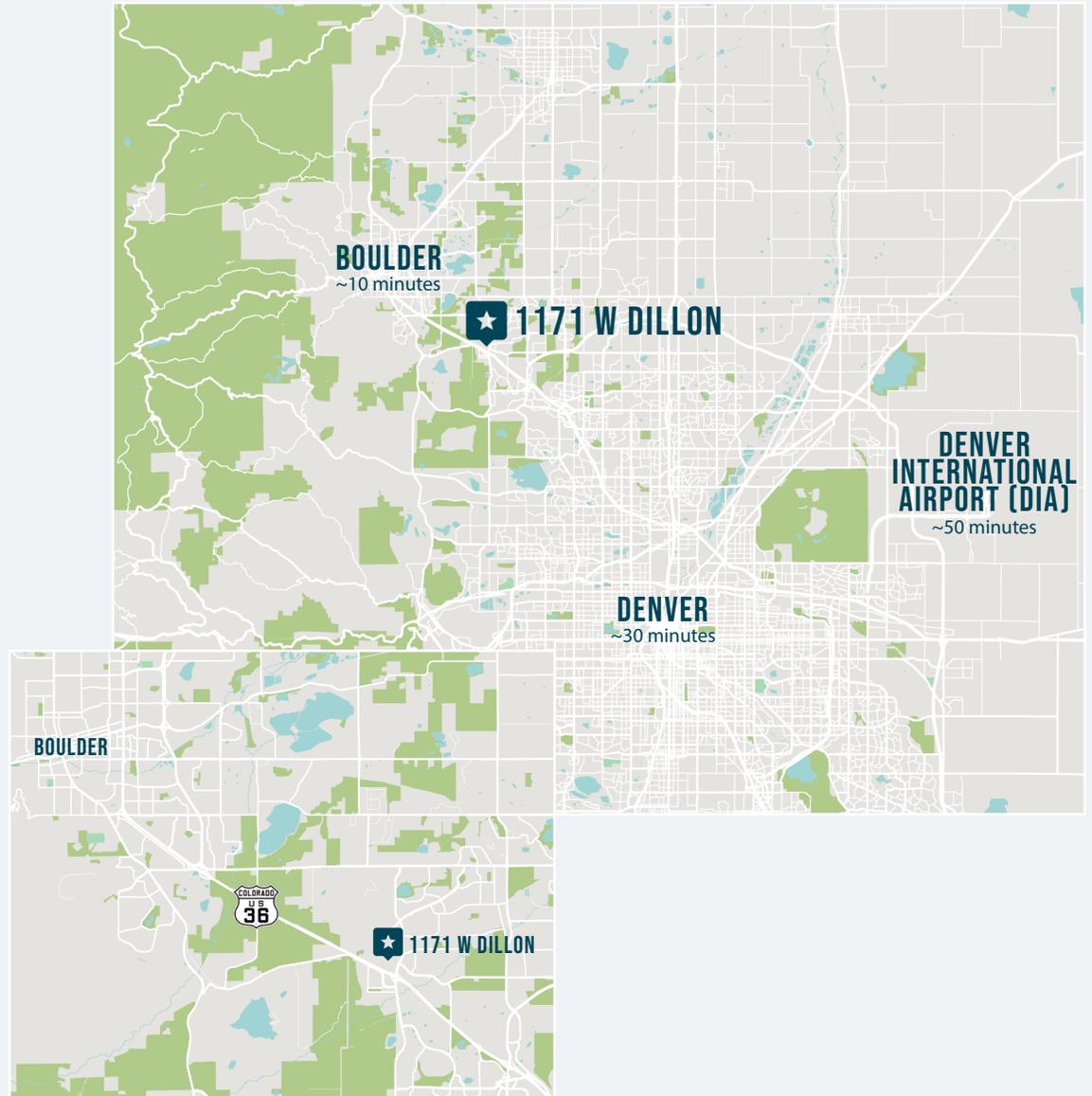
Median home list price⁴:

- \$1.3M Boulder
- \$735k Superior



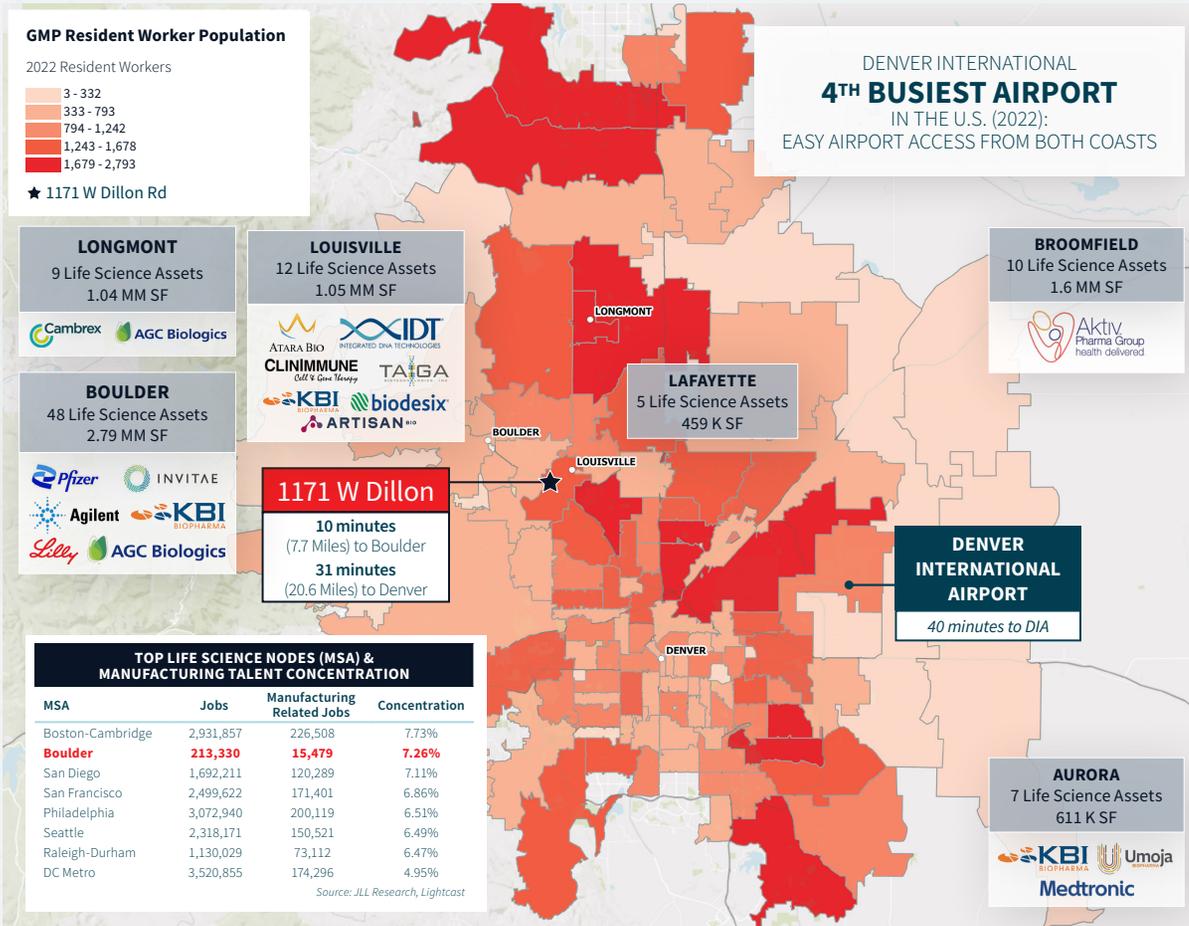
SCHOOLS

Third-ranked school district in Colorado⁵



LIFE SCIENCE CLUSTER

BOULDER COUNTY OFFERS A HIGH QUALITY OF LIFE FOR A ROBUST MANUFACTURING WORKFORCE



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TENANTS IN LOUISVILLE, COLORADO

AMIDEBIO

AmideBio is leveraging its proprietary peptide synthesis capabilities to develop unique peptide drug candidates for metabolic disease.

Colibri
Heart Valve

Colibri Heart Valve researches and develops novel, patent protected, structural heart technologies.

FORESIGHT
DIAGNOSTICS

Foresight Diagnostics has developed the world's most sensitive liquid biopsy minimal residual disease (MRD) test that detects the earliest hints of cancer relapse.

ARTISAN BIO

Artisan is building a foundry for CRISPR-driven cell therapy engineering through customized cell engineering solutions.

KBI
BIOPHARMA

KBI Biopharma is an award-winning bio-pharmaceutical contract services organization providing fully-integrated, accelerated drug development and bio-manufacturing services to pharmaceutical and biotechnology companies globally.

Colorado
Therapeutics™

Colorado Therapeutics is a proprietary technology platform to produce innovative cross-linked tissue product.

biodesix

A leading data-driven diagnostic solutions company helping answer critical clinical questions faced by physicians, researchers, and bio-pharmaceutical companies, with a primary focus in lung disease.

EXIMIS
SURGICAL

Eximis Surgical develops an enabling technology that allows surgeons to quickly remove large specimens through small incisions.

GID
B I O

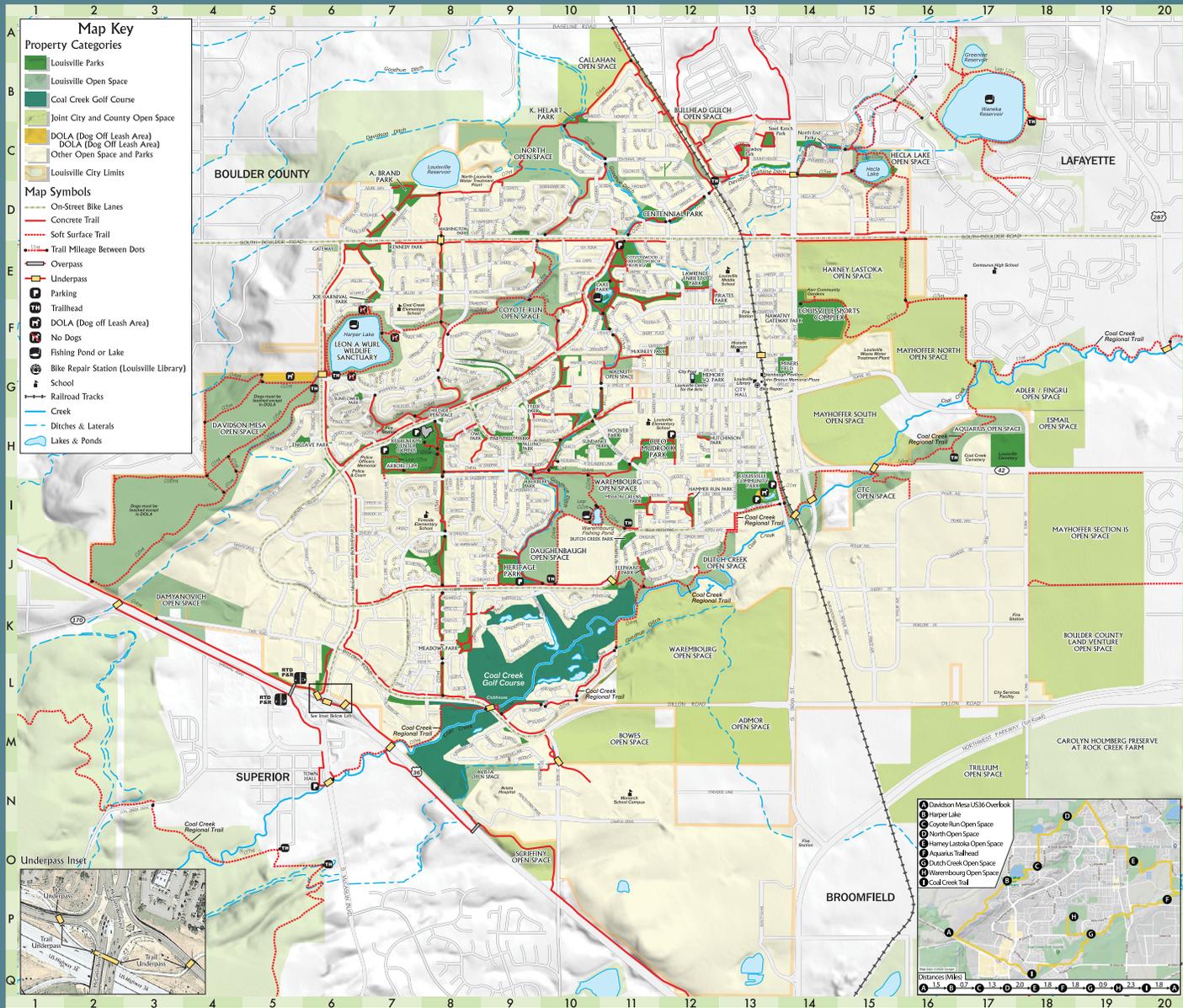
The aim of the GID BIO SVF-2 device is to provide patients and providers with consistent, reproducible, high-quality results with every single use.

Medtronic

Medtronic is a global healthcare technology leader — boldly attacking the most challenging health problems facing humanity with innovations that transform lives.

1171 W DILLON LIFE SCIENCE / GMP /
LOUISVILLE, CO ADVANCED MANUFACTURING

ABUNDANCE OF PARKS, RECREATION OPPORTUNITIES, AND OPEN SPACES



BOULDER COUNTY

- 120 miles of trails
- 45,000 acres of open space

CITY OF LOUISVILLE

- 32 miles of trail systems
- 2,000 acres of open land

FOR LEASING/ADDITIONAL INFO:

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EXPERIENCED LOCAL OWNERSHIP

KOELBEL

