

1450 Infinite Drive (Former Quantum Building)



102,087 ± S.F. Available for Lease
1450 Infinite Drive, Louisville, CO

Built in 1996 by Quantum Corporation for its computer hard drive division, this award winning facility has set new standards for integrating administrative, engineering, and productive logistics in a "think tank" environment under one roof.

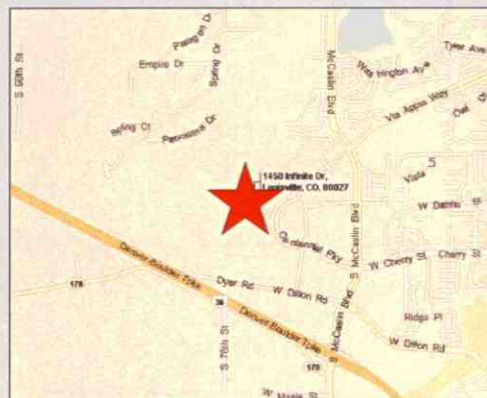
Anchored today by the Storage Technology Corporation, this corporate campus property offers 24 hour-per-day security, on-site building maintenance, sophisticated smoke and sprinkler protection throughout, full lightning protection, and has overabundant power capabilities including three UPS units and two emergency back-up generators.

Offering the finest quality of furnishings, fixtures, and equipment, this facility has over 170 Herman Miller workstations pre-wired (CAT5 Cabling) for voice and data, and has nearly 40 executive offices.

Other amenities include a spectacular cafeteria with full kitchen (available to caterers for special tenant occasions), full fitness center with men's and women's locker rooms, flatirons' view and an outdoor recreation area including basketball and sand volleyball courts.

Prospective tenants needing "Plug & Play", flexible Class "A" office or engineering laboratory space with central plant attributes that can accommodate loading dock and storage logistics will find this high profile property very attractive.

- "Plug & Play" Space Immediately Available
- Flexible Terms and Conditions
- Building Identity to Boulder Turnpike
- Excellent Ground Transportation Links Via US 36
- Approximately 102,087 ± s.f.
- Open Office Floorplates on Window Line
- Laboratory Engineering Space
- Computer Room and Clean Rooms
- Loading Dock and Storage Logistics Capability
- Winner of 1996 Associated General Contractors of Colorado ACE Awards of Construction Excellence "Meeting The Challenge Of A Difficult Job"
- Best of Projects 1997 Daily Journal Honorable Mention "Best Private Sector Project"



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Building Information

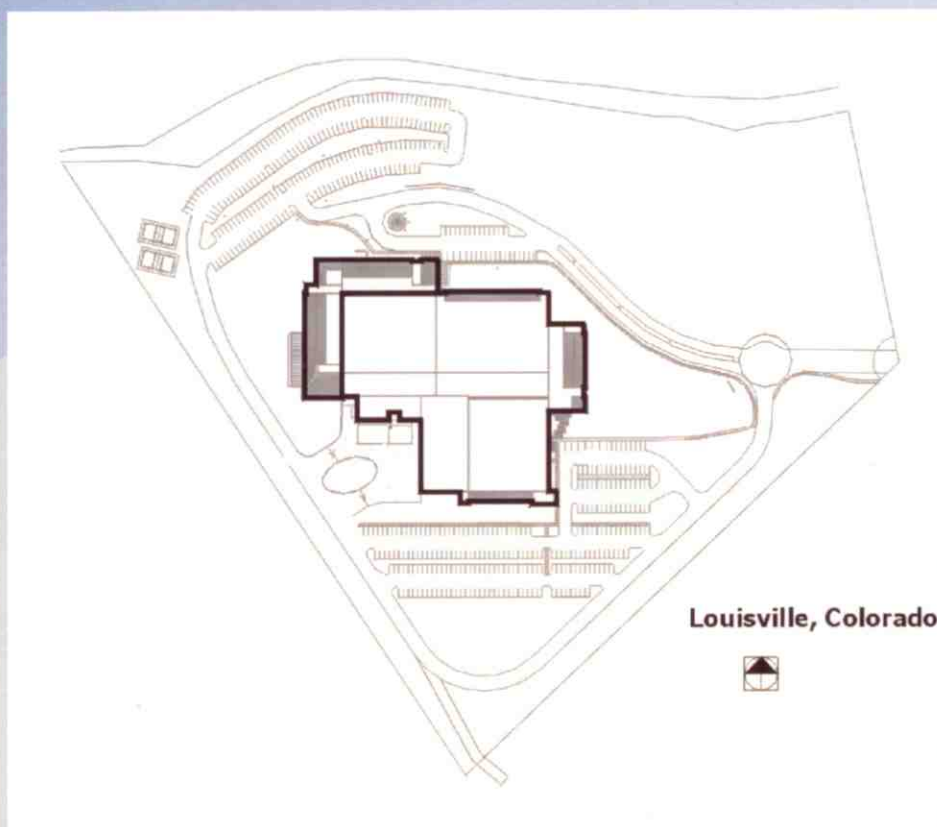
Building Size: 188,000± s.f.
Lot Size: 8.73± Acres
Year Built: 1996
Parking: Ample (3.1:1000 ratio)
Security: Building-wide CCTV, card access
 24x7 manned coverage
Voice/data: Data center with 9" raised floor;
 Dedicated cooling-IDF closets linked
 with fiber backbone; cat 5 cable to
 all voice/data drops; building-wide
 PA system
**Shipping/
 Receiving:** 4 dock doors, 4 levelers, 1 ramp
Fire: Fully sprinklered building-wide

Available Space: Up to 102,087 r.s.f.
 Furnishings & fixtures included

**Space By Product
 Type:** 52,852± r.s.f. Office space
 41,339± r.s.f. Lab space
 6,973± r.s.f. Clean room space
 923± r.s.f. Computer room space

**Available
 Configurations:** 10,000± - 102,087± r.s.f.

**Sector
 Breakdown:** East Sector 43,434± r.s.f.
 South Sector: 33,948± r.s.f.
 West Sector: 24,705± r.s.f.



Louisville, Colorado



STAUBACH

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