



STAUBACH



# 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.

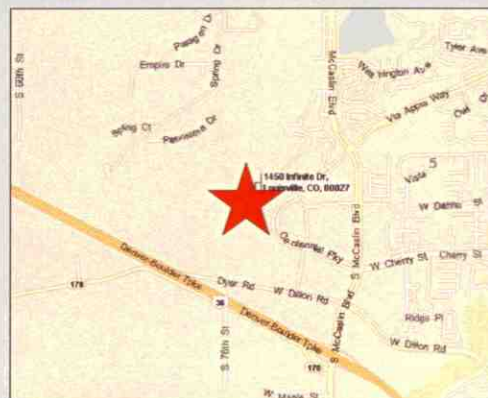
Anchored today by the Storage Technology Corporation, this corporate campus property offers 24 hour-per-day security, on-site building maintenance, sophisticated smoke and sprinkler protection throughout, full lightning protection, and has overabundant power capabilities including three UPS units and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



**1125 17th Street, Suite 1420**  
**Denver, CO 80202**

**Joe Hollister**  
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# Building Information

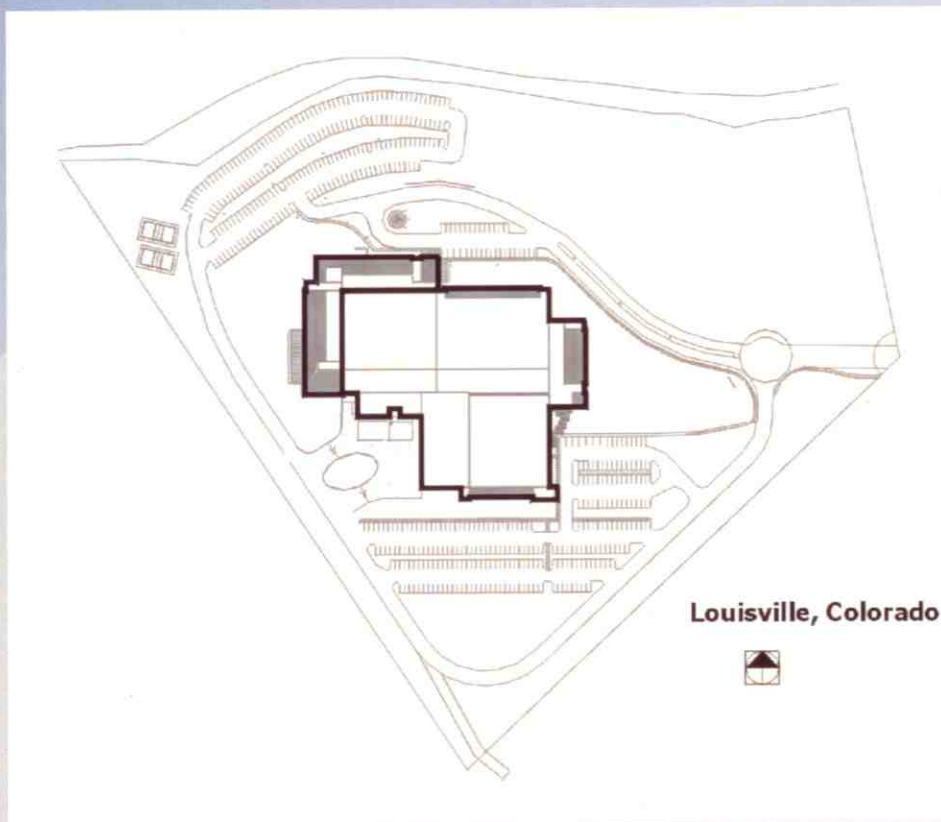
**Building Size:** 188,000± s.f.  
**Lot Size:** 8.73± Acres  
**Year Built:** 1996  
**Parking:** Ample (3.1:1000 ratio)  
**Security:** Building-wide CCTV, card access  
 24x7 manned coverage  
**Voice/data:** Data center with 9" raised floor;  
 Dedicated cooling-IDF closets linked  
 with fiber backbone; 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.



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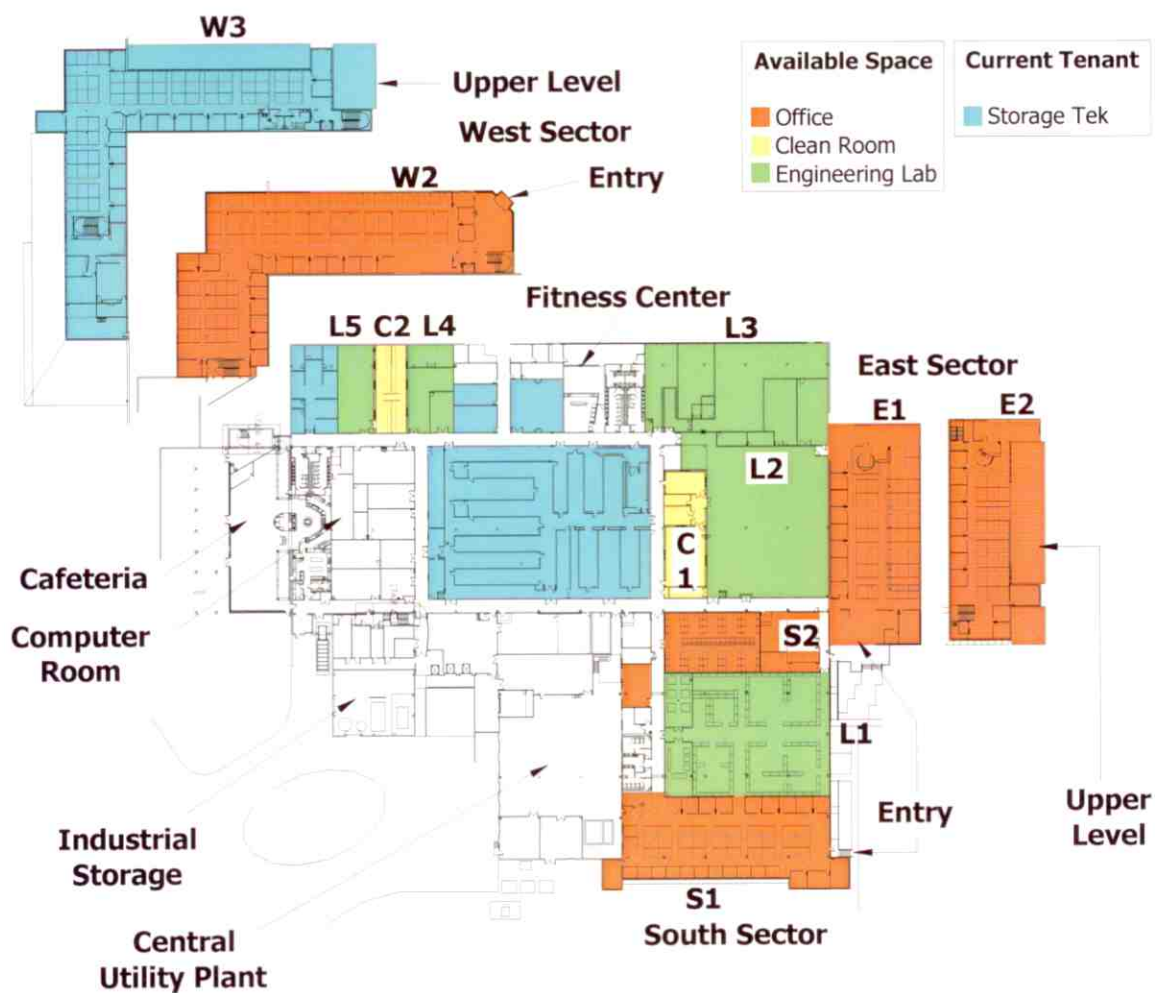
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# Available Floorplates



<u>Available Space</u>	<u>Square Footage</u>	<u>Available Space</u>	<u>Square Footage</u>
C-1	3,423	L-3	10,952
C-2	3,550	L-4 + L-5	2,488
E-1	9,851	S-1	12,022
E-2	7,120	S-2	6,115
L-1	15,811	W-2	17,744
L-2	12,088	Computer Room	923

# Building Specifications

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## Mechanical

<b>General:</b>	20 Rooftop Air Handling Units with DDC and Pneumatic Controls
<b>Capacity:</b>	1200 Tons Cooling
<b>Chiller:</b>	2 Trane 600 Ton CVHF Centrifugal Chillers
<b>Restrooms:</b>	6 New Restroom Groups
<b>Kitchen:</b>	Charbroiler, Hot/Cold Table, Soup/Salad Bar
<b>Compressed Dry Air:</b>	Atlas Capco, 2-750 CFM Oilless Screw Compressors

## Electrical

<b>Service:</b>	Three 5000 Amp Systems Four 375 KVA UPS Systems One 50 KVA UPS System One 36 KVA UPS System
<b>Generator:</b>	230 KW with 300A Switch
<b>Lighting:</b>	2x4 Parabolic fixtures throughout
<b>Fire Alarm:</b>	Smoke/Fire Detection Building-wide
<b>Lightning Protection:</b>	Building-wide Franklin Type Master Label

## Amenities

- Full Service Kitchen with Dedicated Receiving
- 1,700 ± S.F. Cafeteria (112 Seats)
- 6 Coffee/Break Areas
- 900 ± S.F. Exercise Room with Locker/Shower Rooms
- Basketball & Volleyball Court and Direct Access to City Jogging/Bike Trail
- Outdoor Patios & Seating
- Convenient to Restaurants & Shopping

## Utilities

- Property is served by all City utilities



# Building Photos - Exterior

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# Building Photos - Interior

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# Aerial View







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