

FOR LEASE

LONGMONT - COLORADO

Property 2021 Miller Dr. and 2000 Pike Rd. / Longmont, CO 80501



2021 Miller Dr.



2000 Pike Rd.

Spaces Available	2021 Miller 13,684 SF	2000 Pike Rd. 25,000 sf
	Contiguous for 38,684 sf	
Lease Rate	\$9.00/SF NNN	
Sale Price	\$2,250,000 / \$2,475,000	
Expenses	\$3.00	
Building SF	22,983 SF (rent roll)	
Lot SF	60,260 SF (Assessor)	
City/County	Longmont/Boulder	
Zoning	Commercial	
Year Built	2000	
Construction	Tilt-up concrete/Stucco veneer	
Parking	103 Spaces / 4.48:1000	
# of Floors	One	
Roof	Membrane	
Loading	One dock-hi 8x10 door (Miller Dr.) One 8x10 grade-level door (Pike Rd.)	
Heating/AC	Gas Forced Air RTU's (1Ton/150 sf)	
Utilities	Gas: Xcel Electric: City of Longmont Water: City of Longmont	

Updated 09/14/11

Remarks

Office/R&D, and lab space for lease. 40% office/60% lab. Dropped ceiling throughout at 10'. Antistatic tile floor lab areas with 1ton/150 sf AC and hepa filters. Class 10,000 clean room. Separately cooled server room. Dock-hi loading at Miller Dr. and Drive-in loading at Pike Rd. Fully wired cubes to remain - all wired with CAT5 Located just southeast of Hwy 119 and Hover Rd Available immediately.

IRWIN & HENDRICK

COMMERCIAL AND INVESTMENT REAL ESTATE

Contact Sallie L. Taylor (x19) or Dan Hendrick (x21)
sallie@boulderrealestate.com / danh@irwinandhendrick.com

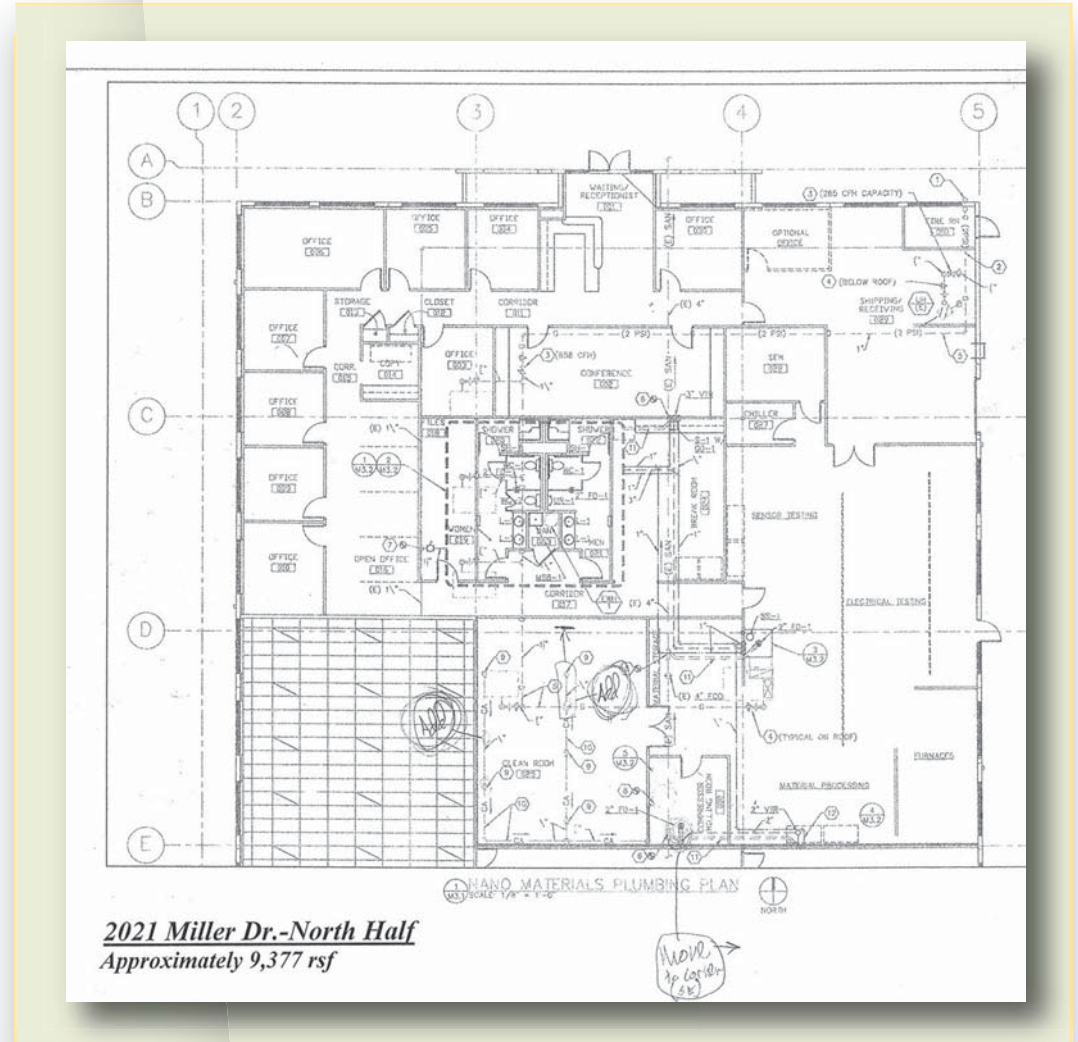
p. 303.444.9771

2299 Pearl Street #400 / Boulder, Colorado 80302 / f. 303.442.6852

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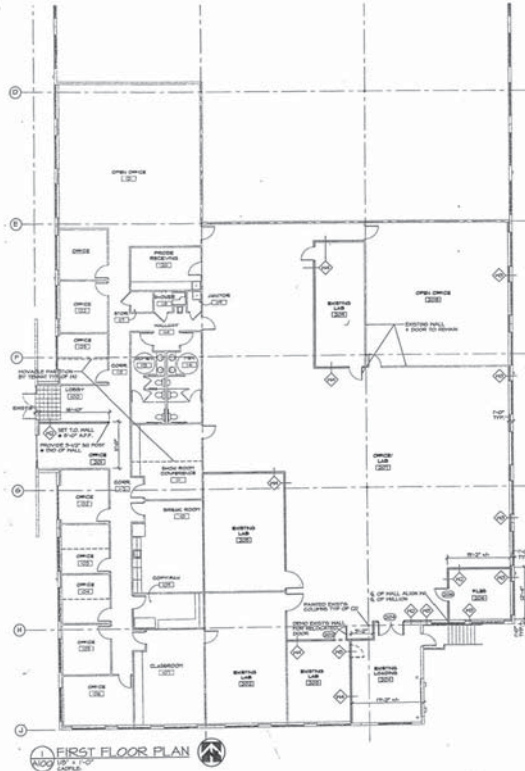
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South half
Approximately 13,600 rsf



IN PHASE TECHNOLOGIES TENANT IMPROVEMENT 2021 MILLER DRIVE LONGMONT, COLORADO 80501

DRAWING INDEX

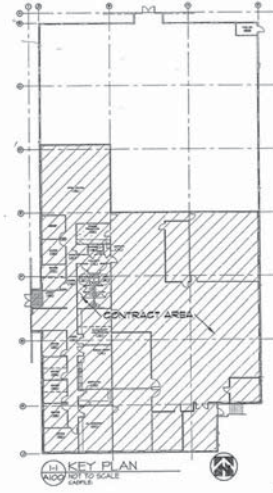
ARCHITECTURAL
MECHANICAL
ELECTRICAL

PROJECT TEAM

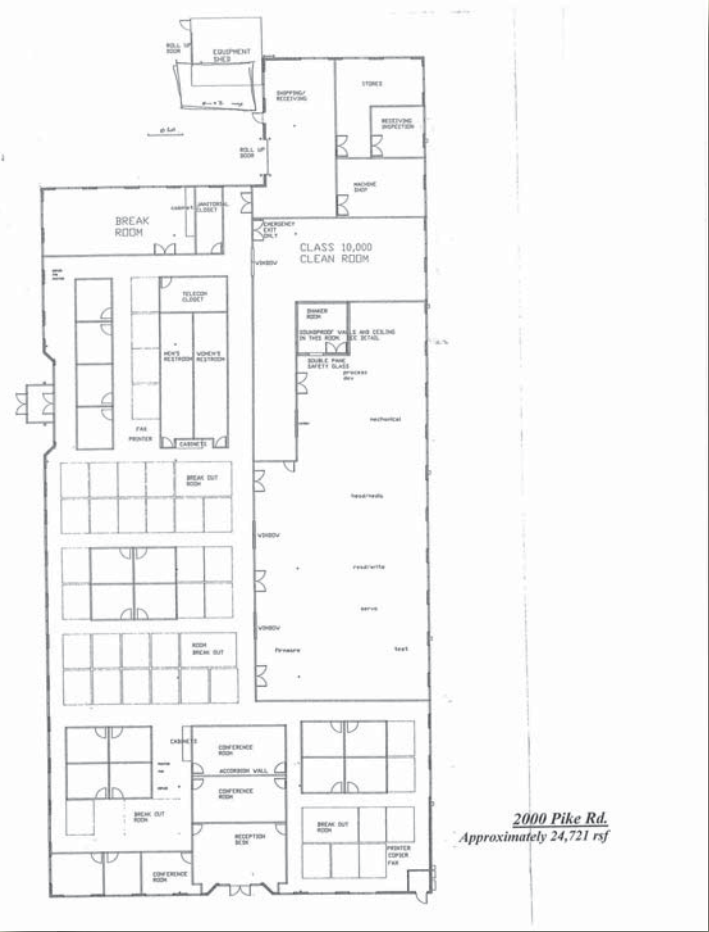
ARCHITECT: S.E. ANDREWS INC.
2524 EAST 28TH AVENUE
DENVER, COLORADO 80202
GENERAL CONTRACTOR: TON TAYLOR
MECHANICAL CONTRACTOR: JAY COMPANY
ELECTRICAL CONTRACTOR: S.E. ANDREWS ELECTRICAL
DESIGN, LLC
4444 ROCKWELL STREET
LONGMONT, COLORADO 80501
CONTACT: BRETT ANDREWS, P.E.

BUILDING CODE ANALYSIS

REFERENCE CODE: 2008 INTERNATIONAL BUILDING CODE
OCCUPANCY GROUP: B
TYPE OF CONSTRUCTION: V-B
OCCUPANT LOAD: BUSINESS AREA - 120 FS OF 100 = 120 F



IN PHASE TECHNOLOGIES



2000 Pike Rd.
Approximately 24,721 rsf