

# New Construction

## Available 1st Quarter 2016

6035 Longbow Drive, Boulder



## Property Highlights

- 20' Ceiling height
- Tenant finish allowances available
- Custom design opportunity
- Overhead door and dock high loading
- Professional and responsive property management
- Convenient access to the Diagonal Highway, HWY 52 and I-25 corridors
- IM zoning permits a variety of different tenants
- Outstanding Front Range Mountain Views
- Opportunity for signage that can be seen from the Diagonal Highway



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# Renderings



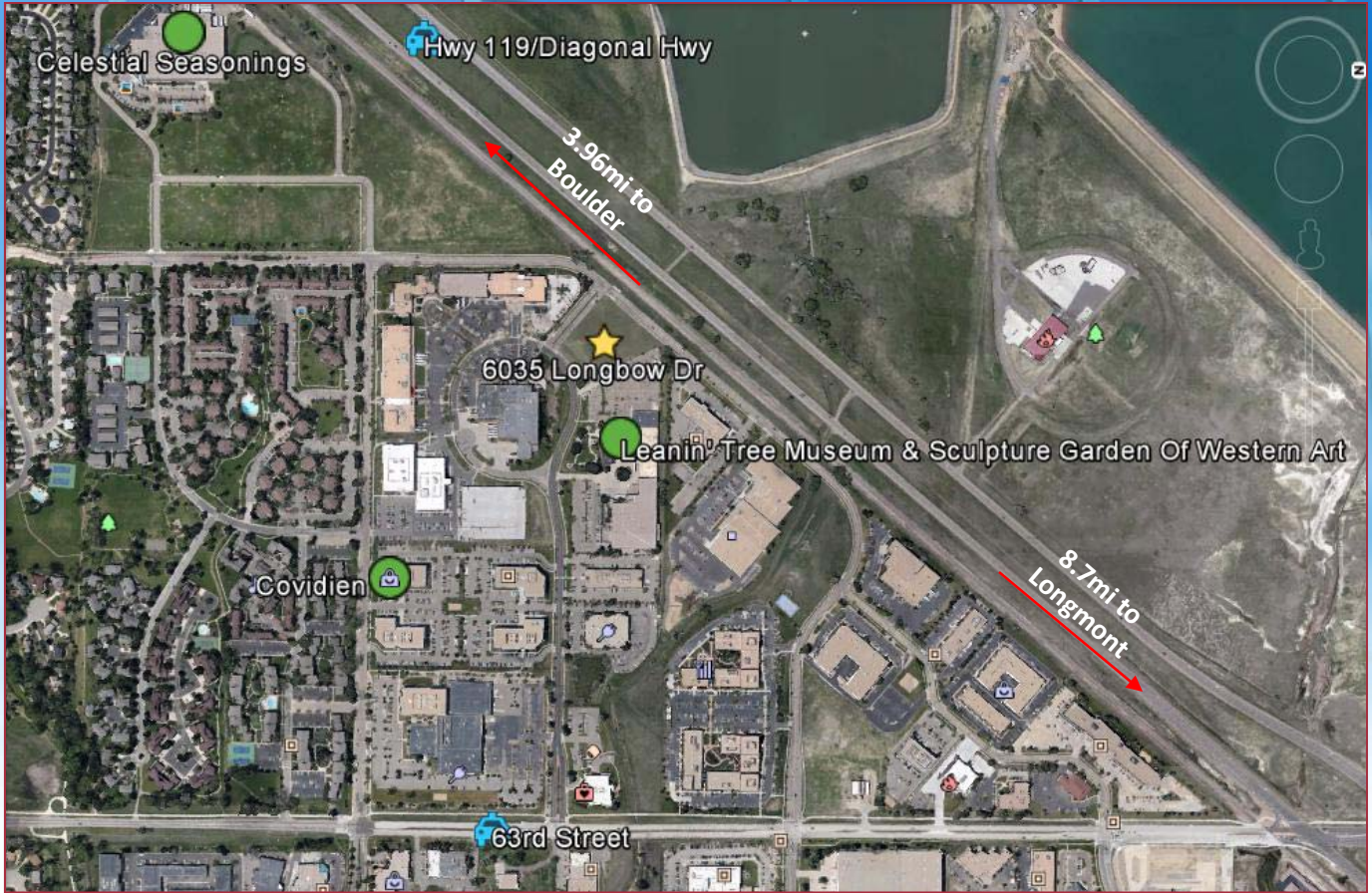
VIEW LOOKING SOUTHWEST



VIEW OF ENTIRE BUILDING LOOKING SOUTHWEST

<b>Available:</b>	2,500 - 30,399 SF Multiple Divisions Possible
<b>Lot Size:</b>	2.24 acres
<b>Parking:</b>	80+ spaces
<b>Zoning:</b>	IM zoning

# 6035 Longbow Drive



## Property Highlights

- Demographic package available.
- Neighboring companies include: Specra Logic, Qualcomm, Celestial Seasonings, Covidien, and Avery Brewery Coming Soon.
- Adequate parking and truck court access.

2nd Quarter 2015 | Xceligent # 2008605



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