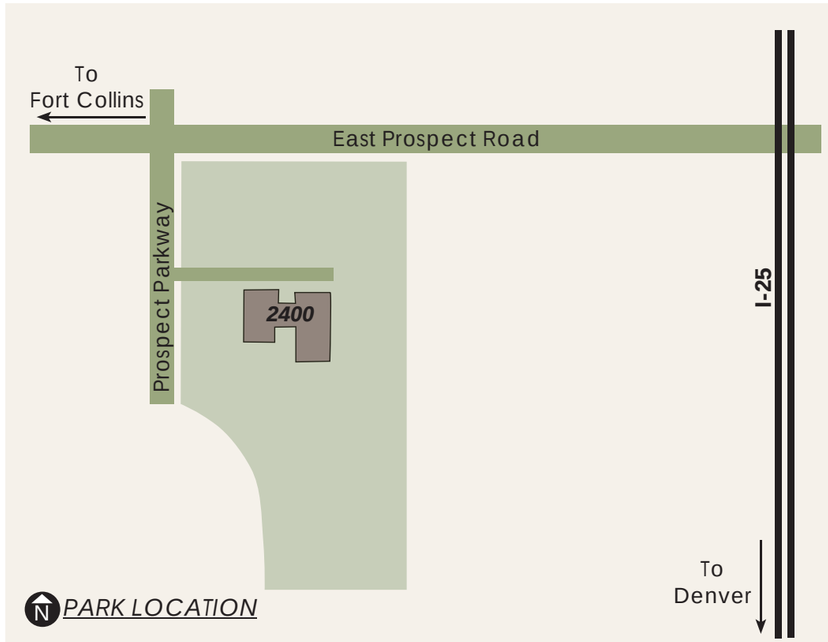
Prospect East Business Park

2400 MIDPOINT DRIVE : FORT COLLINS, CO 80525

2400 Midpoint Drive

- 56,668 Square Feet
- Close Proximity to I-25 / Served by Public Transportation
- Within One Hour of Denver International Airport
- Campus-Like Professional Buisness Park Setting
- Elementary School Nearby
- Ample Electrical & Mechanical
- Loading Dock
- On-Site Property Management



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THE W.W. Reynolds COMPANIES

CREATING OPTIMUM REAL ESTATE VALUE THROUGH CHEERFUL, INNOVATIVE AND SUSTAINABLE MANAGEMENT

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PROSPECT EAST BUSINESS PARK

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General Description

The site consists of a single-story office/warehouse building containing a total of approximately 56,668 gross square fee of building area. Constructed in 1994 the building sits on a 3.64- acre parcel of land, which is across from 2.46 acres of developable land. The building has been occupied by a single tenant, Advanced Energy, which has used the building for office, R&D, and light assembly.

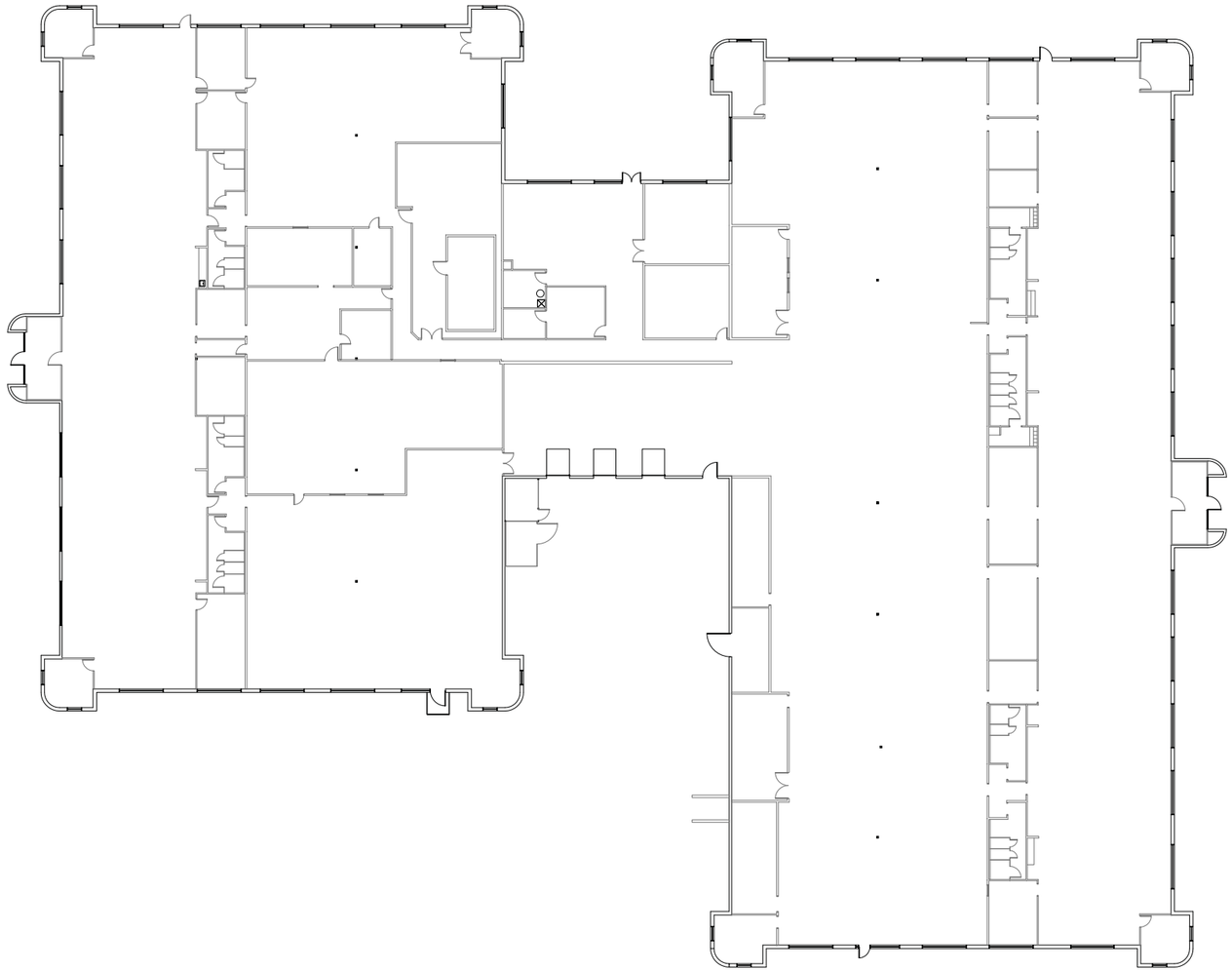
Parking is provided on-site for 256 cars on asphaltic concrete surface parking lots located on all sides of the building. The site has been graded to promote drainage to localized catch basins in the parking lots and to the bordering public roadway to the south-west.

The foundations system for the building consists of conventional shallow concrete spread footings supporting interior columns and continuous wall footings that support perimeter load-bearing walls. The ground floor consists of a concrete slab-on-grade. Steel frame construction has been utilized for the interior structure. The exterior walls are load-bearing masonry block. The roofs are supported by exterior walls, steel bar joists and metal deck, then by open web girder joists and steel tube columns. The primary exterior wall assembly consists of a sealed CMU masonry block, red in color and with a smooth-faced finish. The low-slope roofing system consists of a single-ply Firestone thermoplastic membrane.

Heating and cooling for the building is provided by gas-fired rooftop packaged DS units. Tags posted, combined with data provided for units indicate that they range from a nominal cooling capacity of approximately 3-to 25-tons. The total cooling capacity provided to the building is approximately 176 tons. In areas serviced by overhead doors, small gas-fired unit heaters were observed suspended from the roof structure. Domestic hot water is provided to the toilet rooms and kitchenettes by a single gas-fire water heater.

The westerly portion of the building is provided with a 2,000-amp, 208/120-volt, 3 phase, and 4-wire electrical service. The easterly portion of the building is also provided with a 208/120-volt, 3 phase, and 4-wire electrical service. Utilities, including potable water, sanitary sewer, natural gas and electricity are provided to the site by local municipalities or private companies.
The building is provided with automatic fire suppression systems that are monitored by a single central fire alarm system. Individual fire extinguishers are provided throughout the building.

N *BUILDING LOCATION*



Floor Plan
56,668 SF
$11.50 NNN
Available February 1, 2011
Potentially sooner
Xceligent #