

Spec Built Life Sciences Facility AVAILABLE FOR LEASE

LAFAYETTE

corporate campus



FIRST SPEC LAB IN THE NORTHWEST MARKET



2675 Crescent Dr., Lafayette, CO

Located in Boulder County | Ready for Occupancy

Sterling Bay | West
Life Sciences + **CBRE**

Lafayette Corporate Campus

Address

2675 Crescent Drive
Lafayette, CO 80026

Building Size

±51,268 RSF

Operating Expenses

\$12.73/SF

(not including electric or gas)

Spec Lab Suites

±7,338 - ±51,268 RSF

(295,000 SF campus with the ability to expand on campus)

Available

Immediately

Parking

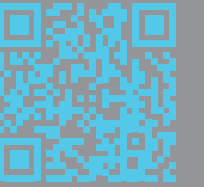
3:1000

Internet Providers

Lumen/CenturyLink, Xfinity, AT&T

Features

- Fully built out office
- Spec lab finish with ability for tenant customization
- 150 lbs/SF
- 100% outside air
- BMS for HVAC
- 34.6 W/SF 480/277V
- 500kw E-Generator backup power
- Vacuum system
- Compressed air system
- Clear height: 19' (northern end) and 17' (southern end)



Click or Scan Here
for Additional
Photos



Campus Aerial



2600
Campus Drive

2655
Crescent Drive

2675
Crescent Drive

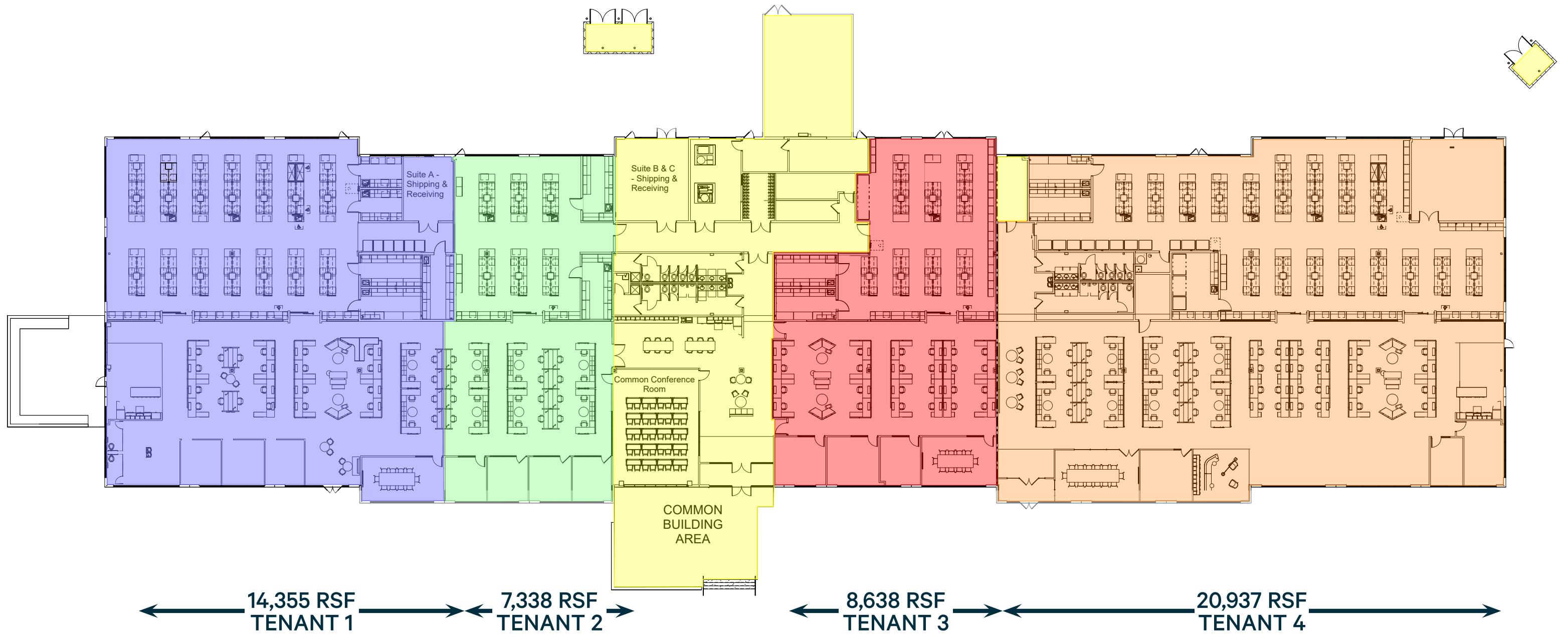
2550
Crescent Drive

2650
Crescent Drive

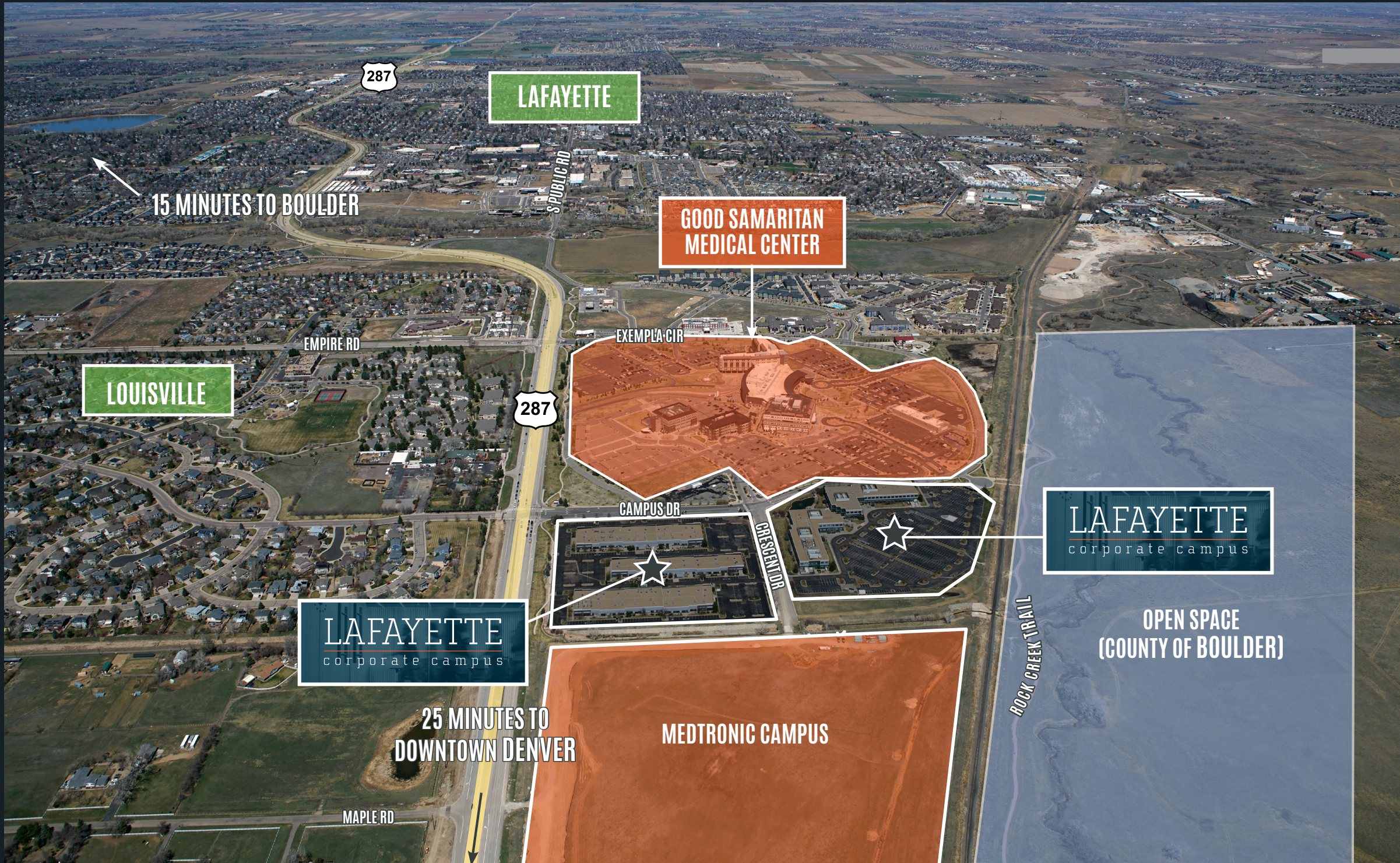
Conceptual Test Fit



Conceptual Test Fit Smaller Suites



Drive Times



Downtown Louisville
8 min.

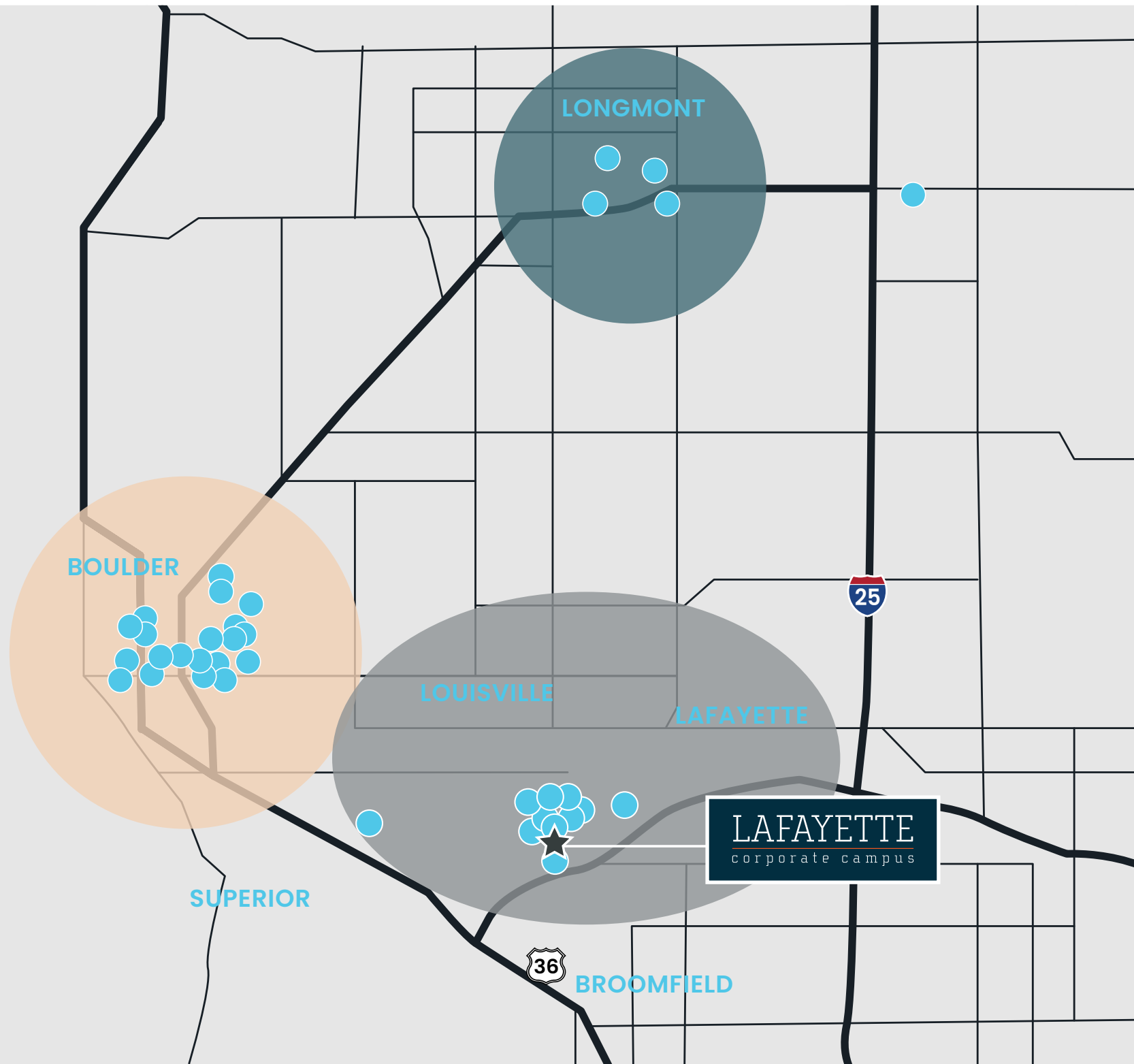
Downtown Denver
25 min.

Union Station
28 min.

Downtown Boulder
15 min.

Denver International Airport
32 min.

EXISTING BOULDER COUNTY LIFE SCIENCE CLUSTER



BOULDER

AGC Biologics
 Agilent Technologies
 Archer DX
 Biodesix
 Boulder BioTechnology
 Boulder Biomed (BoulderIQ)
 Brickell Biotech
 Clovis Oncology
 Cogent
 Corden Pharma
 Dicerna Pharmaceuticals
 DMC Biotechnologies
 Edgewise
 Eli Lilly
 Enveda
 InDevR
 Inscripta
 Invitae
 KBI Biopharma
 Kestrel Labs
 Mbio Diagnostics
 Mosaic Biosciences
 Novo Nordisk
 Pfizer
 Prima-Temp
 SomaLogic
 Umoja Biopharma
 Watchmaker Geonomics

LONGMONT

AGC Biologics
 Cambrix

LONGMONT, CONT.

ChromaDex
 KromaTid, Inc
 LightDeck
 Neva Analytics
 Osypka-Medtec

LOUISVILLE/ LAFAYETTE

AmideBio
 Artisan
 Boulder Surgical
 Colibri Heart Valve
 Colorado Therapeutics
 Eli Lilly
 Eximis Surgical
 Horizon Discovery (formerly Dharmacon)
 KBI Biopharma
 MediVance
 Medtronic
 Neuraptiv
 Nordson Medical
 Quicksilver Scientific
 SomaLogic
 ThermoFisher
 iUmoja Biopharma

Additional Notable Life Science Companies

Genentech
 Terumo
 Tolmar

Notable Tenants



We Are Sterling Bay

Developers, investors, builders, innovators.
We are driven by a passion for what we do.

13.3M

sq. ft. currently owned/
managed

\$4.3B

current assets under
management

\$20B

development
pipeline



Google's Midwest HQ



MICA Labs - San Diego

Notable Portfolio Tenants:



Life Sciences Business Accelerator

Sterling Bay offers an in-house business accelerator, Prysm Institute, that provides resources to emerging and established companies specializing in life sciences, healthcare and technology. Prysm Institute aims to deliver its members unparalleled access to some of the nation's leading healthcare and Life Sciences innovators, creating opportunities for shared learning, networking and financial investment.

Experience

- Nearly \$1 billion in medical and life science conversions and development expertise
- Ground up development of 4 million SF
- Collaboration with top Life Sciences architects and consultants

Development

- 5 Life Sciences conversions currently underway
- 13 team members focused on construction and development
- 4 million SF currently under development

Leadership

Dr. James Gillespie PhD, JD, MPA

- Executive Director of Prysm Institute life science incubator, created by Sterling Bay
- Highly regarded research and medical professional who has worked with some of the world's leading universities, such as Stanford and MIT

Dr. Suzet McKinney DRPH, MPH

- Principal and Director for Sterling Bay's Life Sciences Division
- Most recently served as CEO and Executive Director of Illinois Medical District
- Nationally recognized public health expert

Sterling Bay Life Sciences and Medical:

Existing

600 W Chicago (Tempus and Medical Space)	215,000
2501 Davey	103,000
Loyola Medical Building	104,000
2430 N Halsted	125,000
Lafayette Corporate Center	158,975
5785 Oberlin Drive	65,800
Roselle Dunhill	31,000
Nancy Ridge	60,200
TOTAL EXISTING	856,975

Development

1229 W Concord	285,000
Redtail Ridge Innovation District	2,600,000
3801 Chestnut	307,667
820 W Morgan	135,000
MICA Labs North/South	1,250,000
TOTAL DEVELOPMENT PIPELINE	4,537,667

TOTAL	5,394,642
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Contact Us

Sterling Bay | West
Life Sciences + **CBRE**

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