



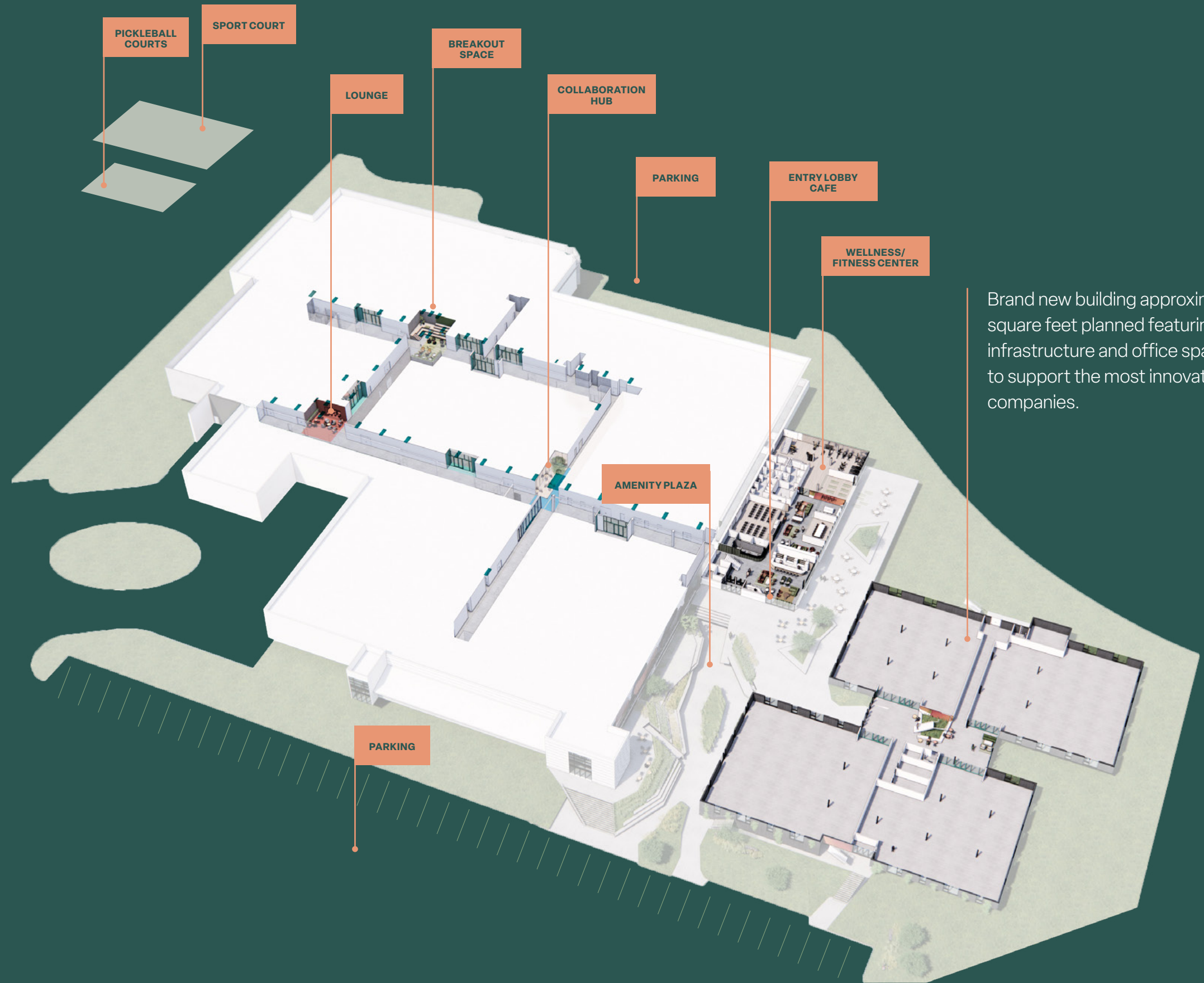
**INFINITE  
LABS**

A campus outfitted for Colorado's most complex Life Science Innovators.



# An elevated life-science campus.

1450 Infinite Drive  
Louisville, CO 80027



Brand new building approximately 70,000 square feet planned featuring brand new lab infrastructure and office space designed to support the most innovative life science companies.

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The existing building is 167,000 sf.

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Ample Parking

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Sport Courts: A pickleball court and multi-function court for tennis, and basketball.

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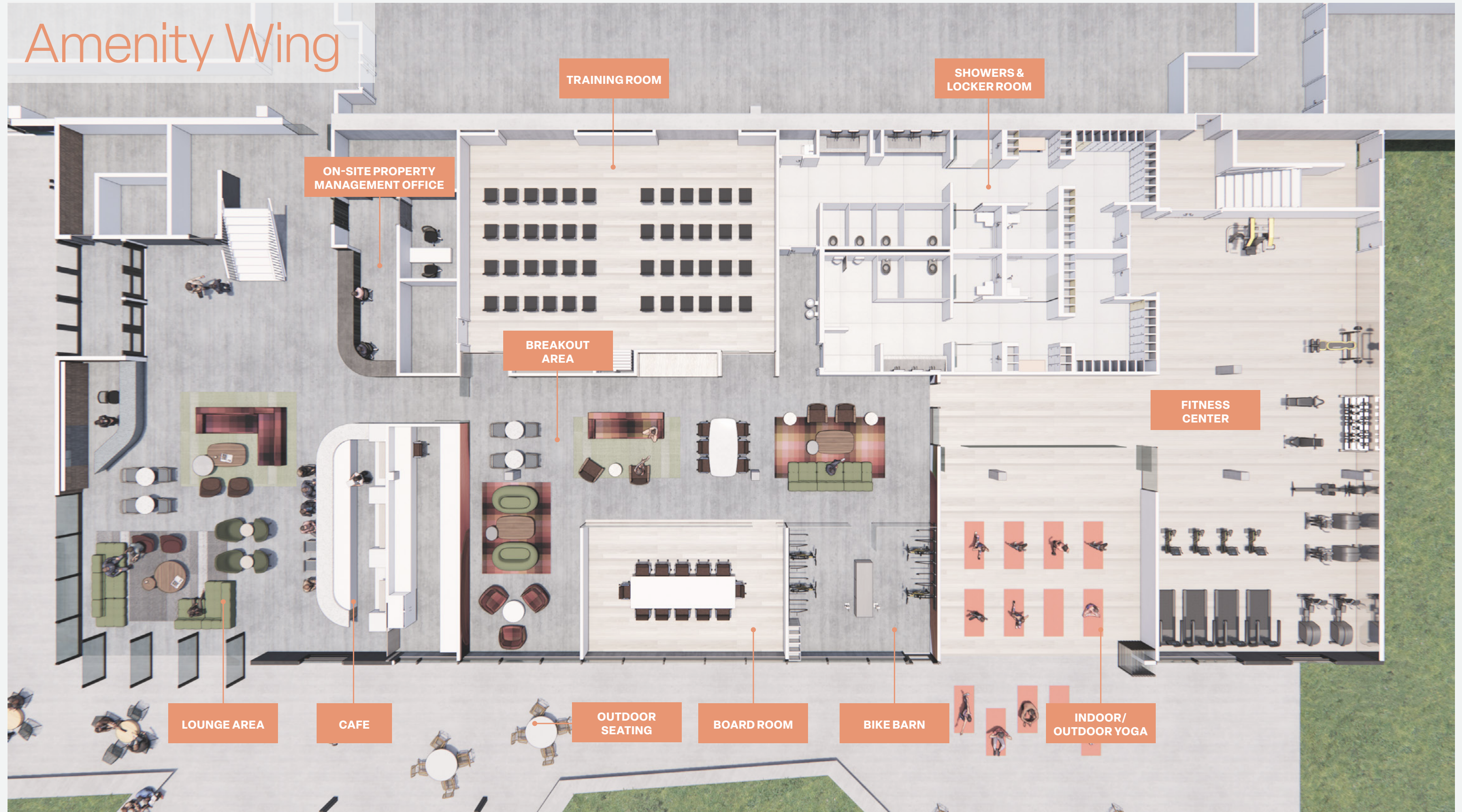
Louisville Trails Access

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In-Place Lab Infrastructure

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# Amenity Wing



# Additional Outdoor Gathering Area Planned

## 20,000 SF AMENITY PLAZA

InfiniteLabs will feature additional outdoor gathering area, which features a communal plaza, covered seating and updated landscaping for its tenants to enjoy the beautiful Boulder weather!



# Fitness Center



## PELOTON & TRAINER

First-class on-site fitness center including Peloton bikes and locker room with showers and on-site personal trainer.

# Outdoor Yoga



The yoga and meditation studio is equipped with an operable glass front, enabling classes to migrate outdoors and features weekly yoga classes.

# Lounge Area



## A LOUNGE WITH A BREEZE

This cozy and functional lounge brings in the Colorado sun and breeze with articulating doors.



# Lobby Cafe Coming Soon! The Vibe | Coffee & Wine Bar



STAFFED COFFEE & WINE BAR  
COMING Q1 2024

Entry Cafe that opens to the  
communal amenity plaza.

# Bike Barn



## FOR THE BOULDER CYCLIST

Bike barn with fixit wall mount, vending machine, compressed air machine, and lockers.

# Outdoor Seating and Meeting Area



## BBQ & GATHERING AREA

Shaded event space with string lighting outfitted with BBQ equipment for specialty tenant events.

# Conference Rooms

On-site conference room and 75-person training room equipped with state-of-the-art technology and multiple high-definition televisions.



## A WELCOME EXPERIENCE

Each tenant suite offers a special corridor entry that welcomes your employees and visitors into the space.

# Tenant Suites



**CREATIVE THINKING**

Comfortable and welcoming lounges provide spaces for retreat and creative thinking.

# Collaboration Lounges

# Breakout Spaces



**CONNECTION**

Energized breakout spaces designed to offer a variety of workspaces for science and tech professionals.

**SKYLIGHTS**

Open ceilings with skylights for ample natural light.



# Boulder Corridor: The Premier Life Science Hub

Located in Louisville, CO, just 10 minutes from downtown Boulder and 25 minutes from the heart of downtown Denver. Louisville is one of the most established and sought-after life science hubs within Boulder County, serving top talent from both the Denver and Boulder area.

## Ranked #10

Denver/Boulder ranked No. 10 on a list of top life science markets in the U.S., according to a mid-year report from real estate firm Newmark.

## 72%

72% of Boulder County residents have a bachelor's degree or higher. Hire from one of the most highly educated talent pools in the nation.

## 50%

50% of area employment is provided by advanced technology companies. Access top tech talent who will appreciate InfiniteLabs amenities.



InfiniteLabs provides a cutting-edge Infrastructure for life science and tech users of varying sizes.



Spec suites available now.

16,000+ amp of power

Cleanroom space rated as Class 100, ISO 9001 & 14001

HVAC Mechanical 24/7

Extensive Emergency Back-up power

Redundant Electrical, Heating, & Cooling Service

Chemical Control Infrastructure in Place

Acid Neutralization Equipment

Heavy Metal Removal System

De-Ionized Water System

Refrigeration Equipment

# Nearby Amenities

**FOOD & DRINK**

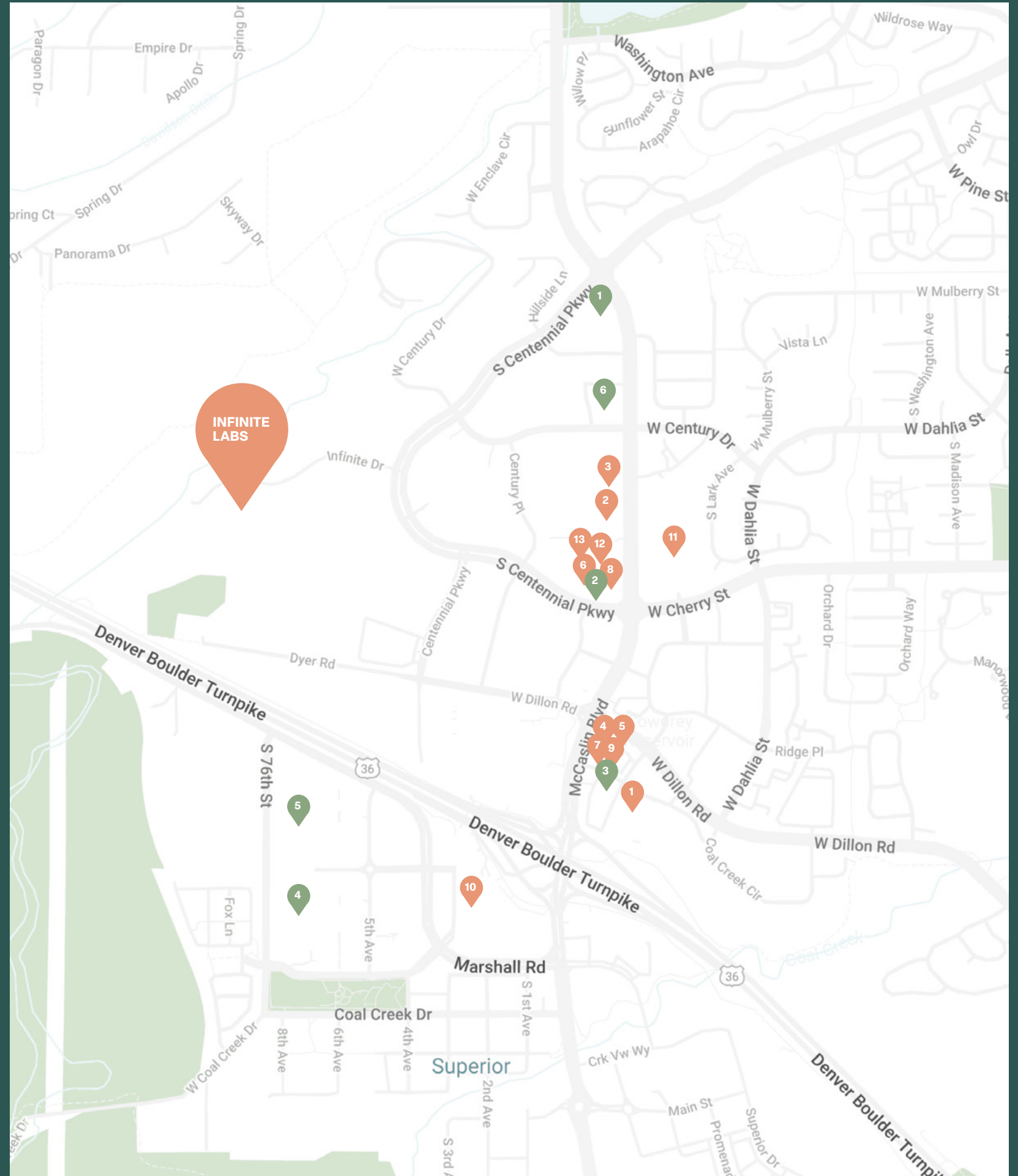
- 1 Courtyard Marriott
- 2 Chipotle 🚶
- 3 Jersey Mike's Sub 🚶
- 4 Jimmy John's
- 5 MAD Greens
- 6 Marco's Pizza 🚶
- 7 MOD Pizza
- 8 QDOBA 🚶
- 9 Smashburger
- 10 Whole Foods Market
- 11 Centennial Wine & Spirits
- 12 Organic Sandwich Company 🚶
- 13 Starbucks 🚶

**OTHER**

- 1 KinderCare
- 2 Cyclebar 🚶
- 3 FedEx Office
- 4 Target
- 5 Costco
- 6 Walgreens 🚶

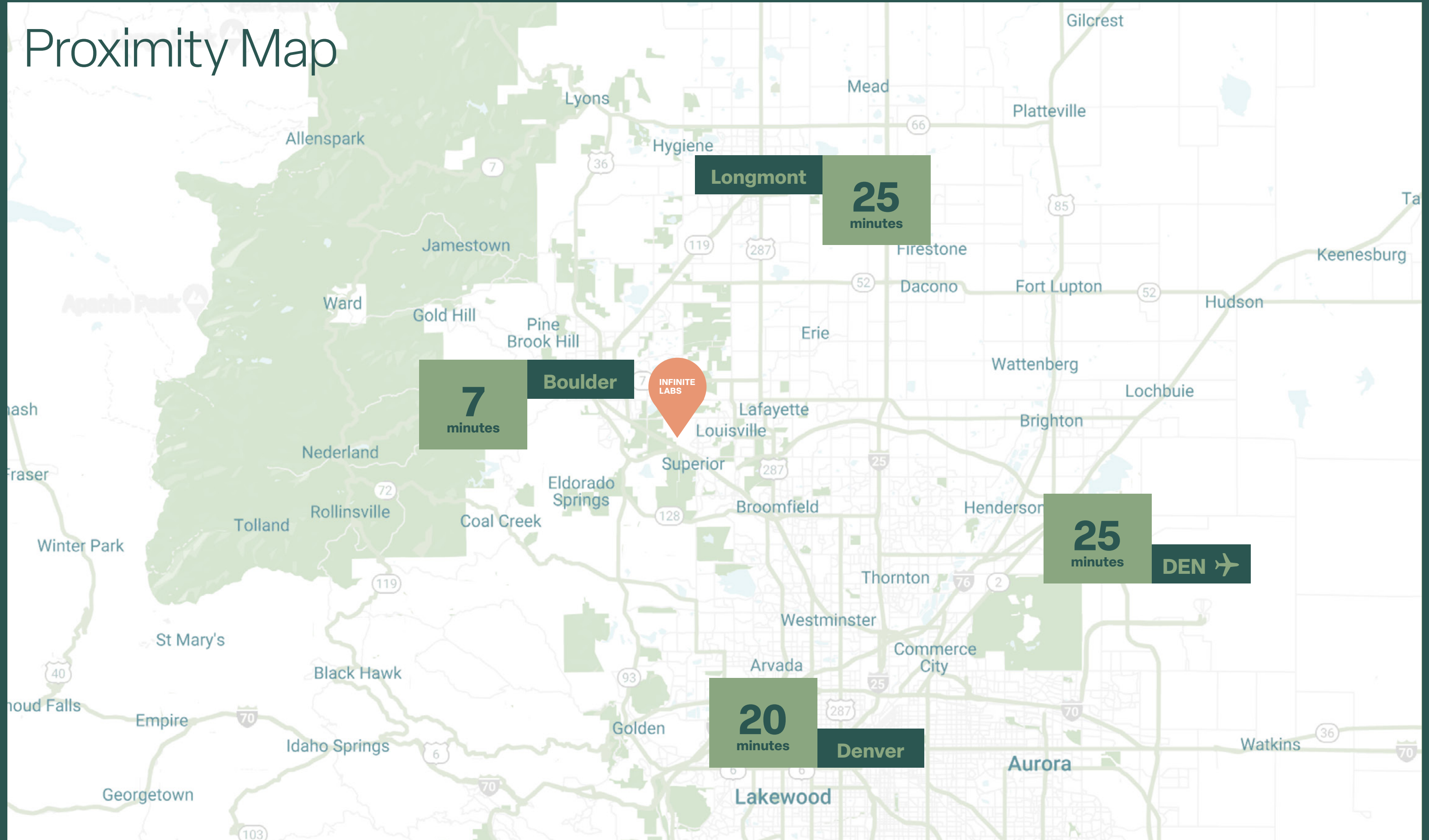
**5 MINUTES NORTHEAST**

- Mudrock's Tap & Tavern
- The Wellness Way
- My Salon Suite
- Wells Fargo Bank
- Planet Fitness
- Subway
- NoCoast CrossFit





# Proximity Map



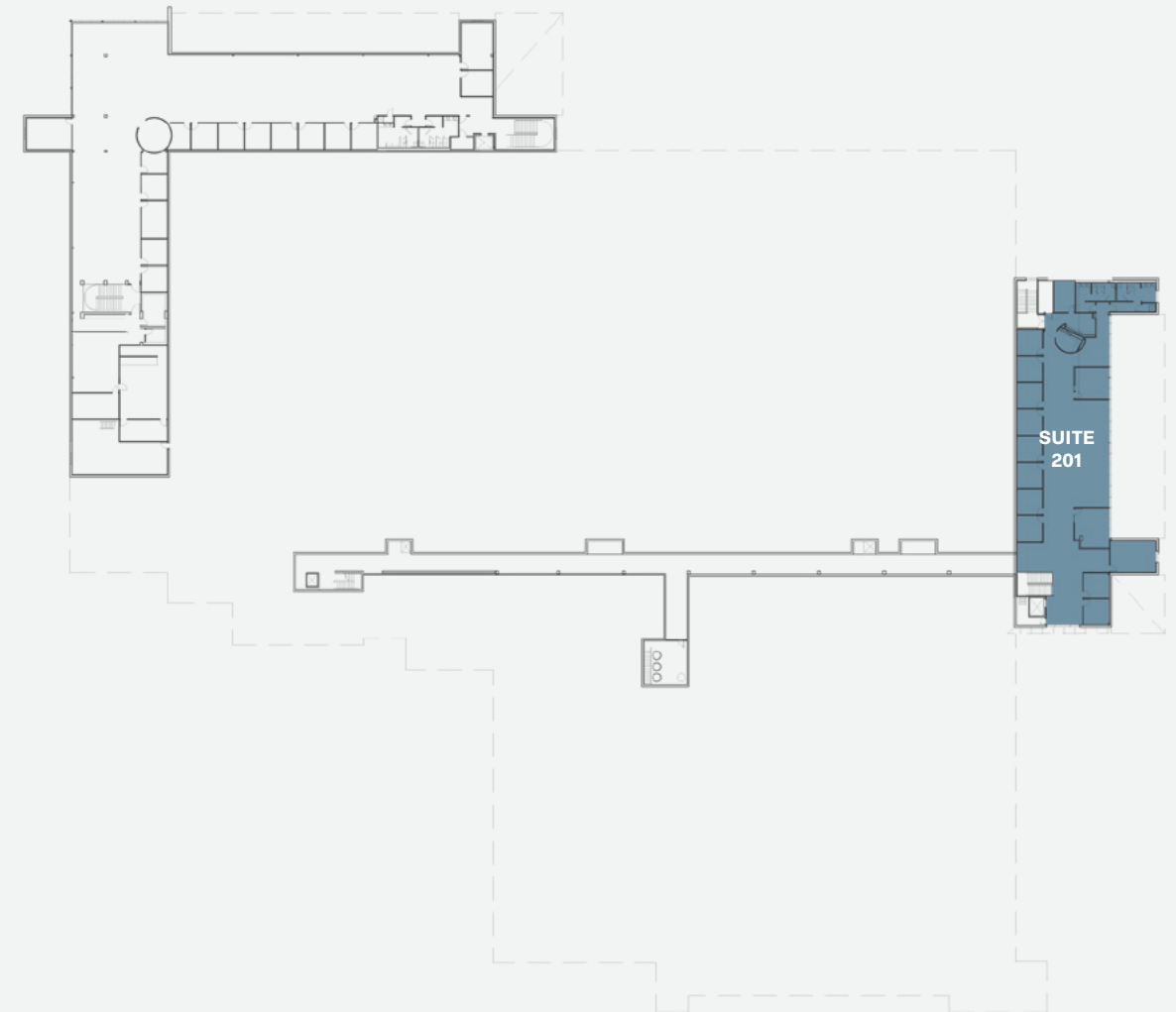
# Existing Building

A proven life science building equipped with lab, R&D space, clean rooms and office space infused with modern amenities: breakout spaces, collaboration hubs, cafe, and wellness and fitness center.

Suite 102	12,299 SF	Available 12/28/23
Suite 103	2,319 SF	Available Now
Suite 108	21,039 SF	White Box
Suite 115	4,252 SF	Lease in Process
Suite 116	17,467 SF	White Box
Suite 122	3,683 SF	Available Now
Suite 201	8,527 SF	Available 01/18/24



LEVEL 1

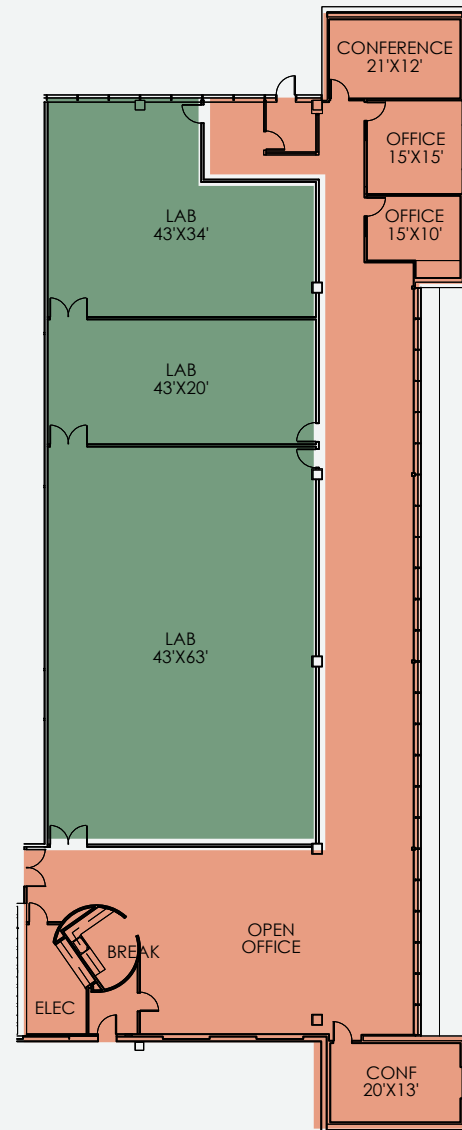


LEVEL 2

# Suite 102

12,299 SF

Available 12/28/23



- Lab
- Office
- Lab Support

# Suite 103

2,319 SF

Available Now

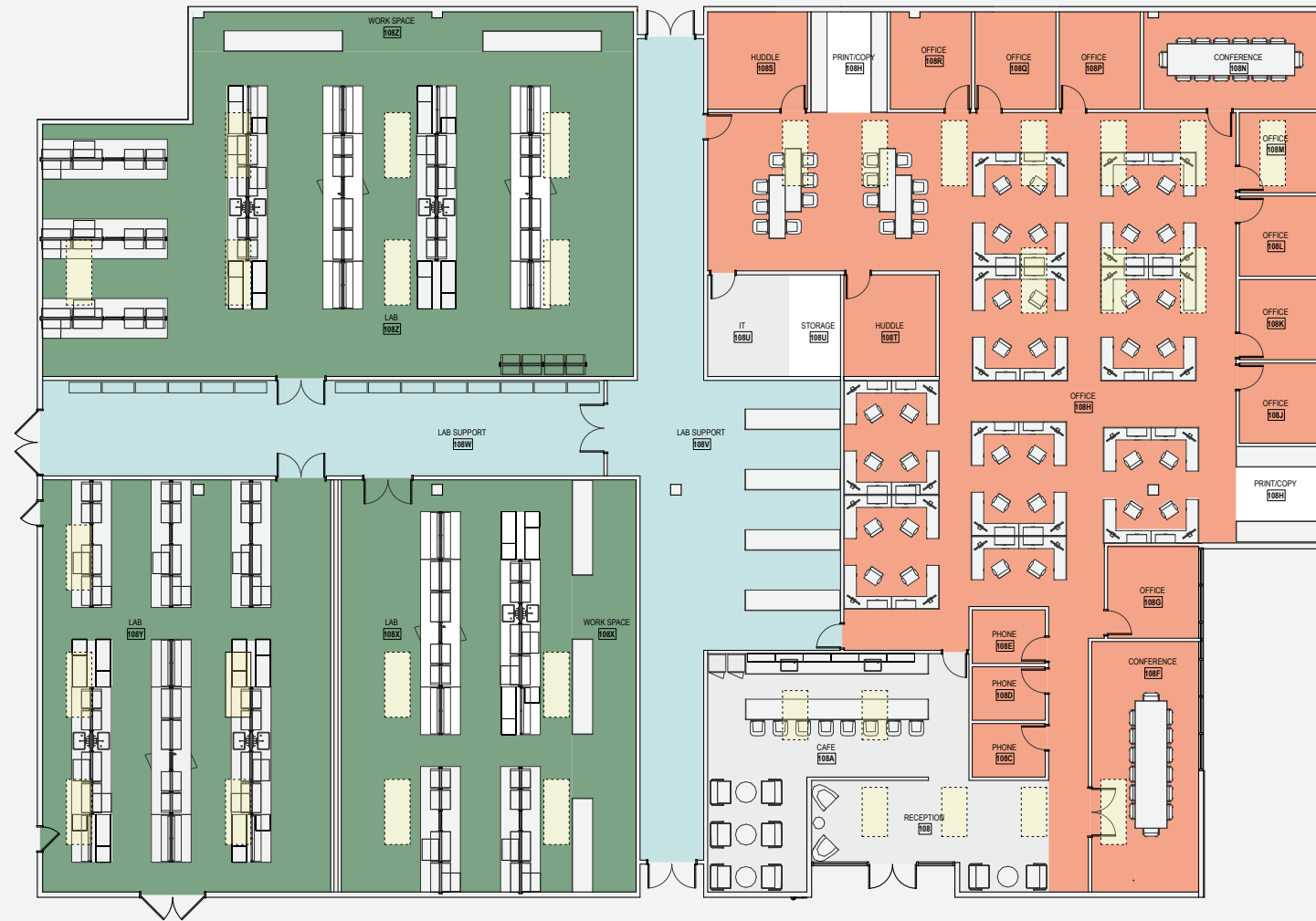


- Lab
- Office
- Lab Support

# Suite 108

21,039 SF

White Box



- Lab
- Office
- Lab Support

# Suite 115

4,252 SF

Lease in Process

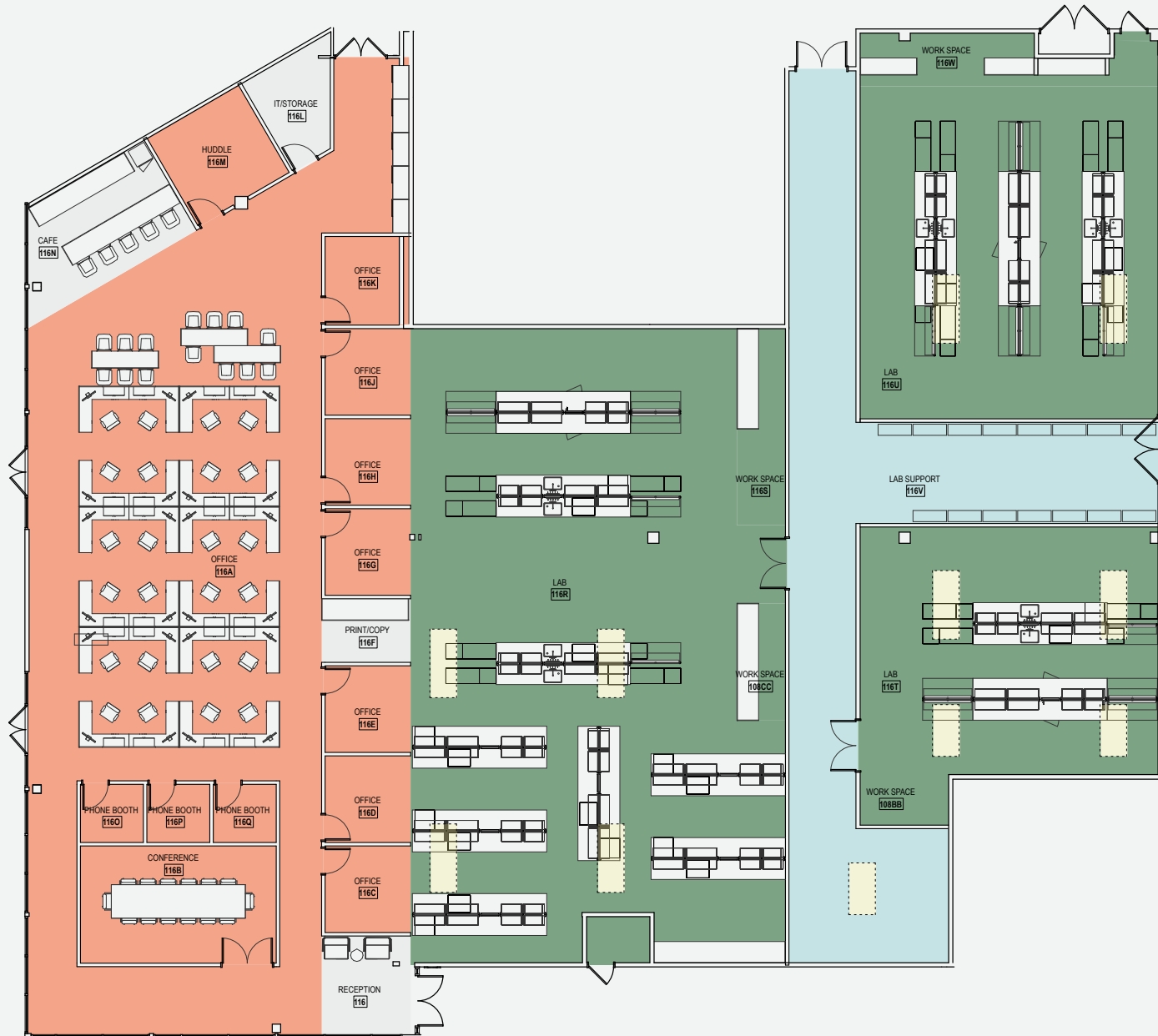


- Lab
- Office
- Lab Support

# Suite 116

17,467 SF

White Box

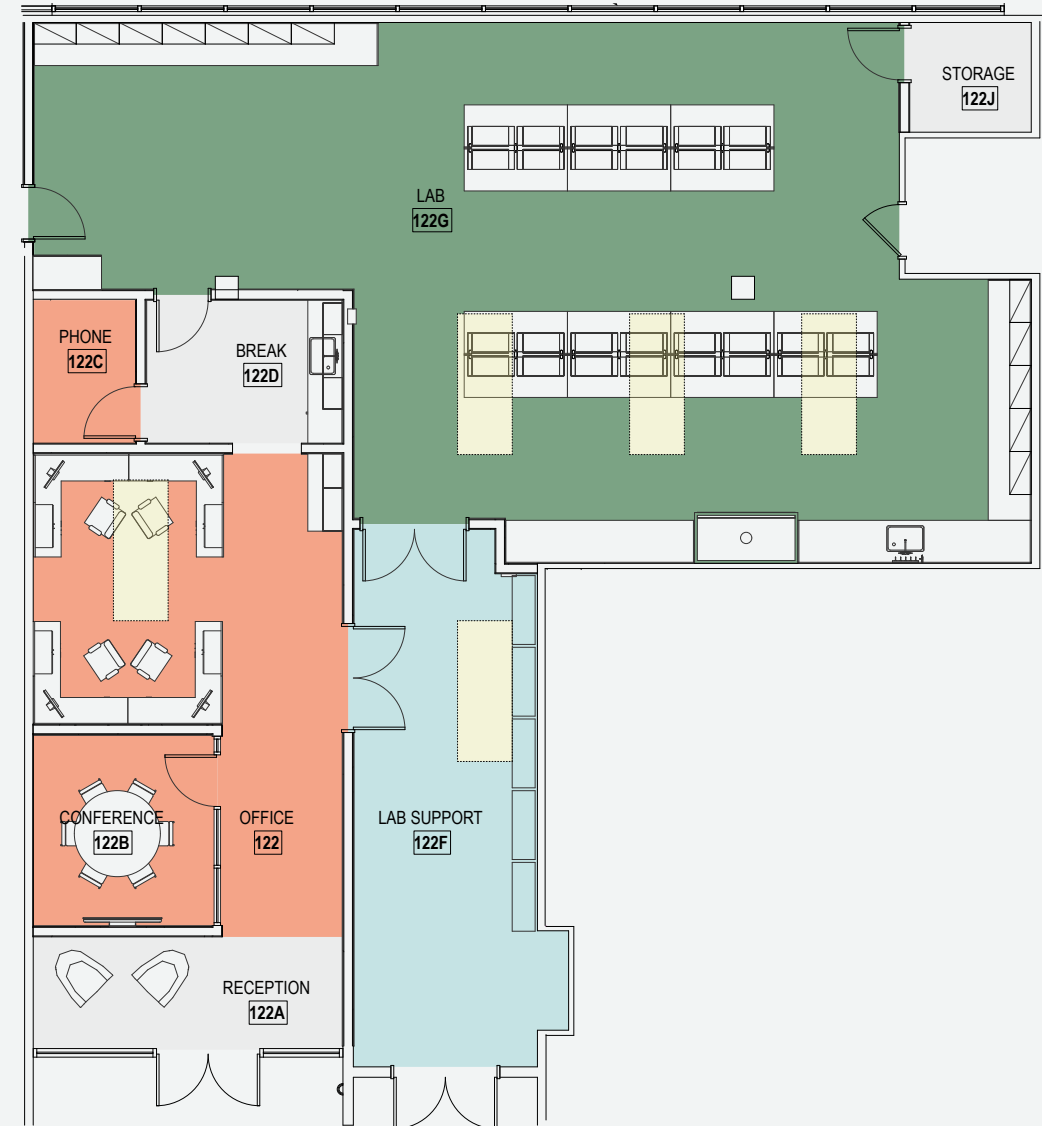


- Lab
- Office
- Lab Support

# Suite 122

3,683 SF

Available Now

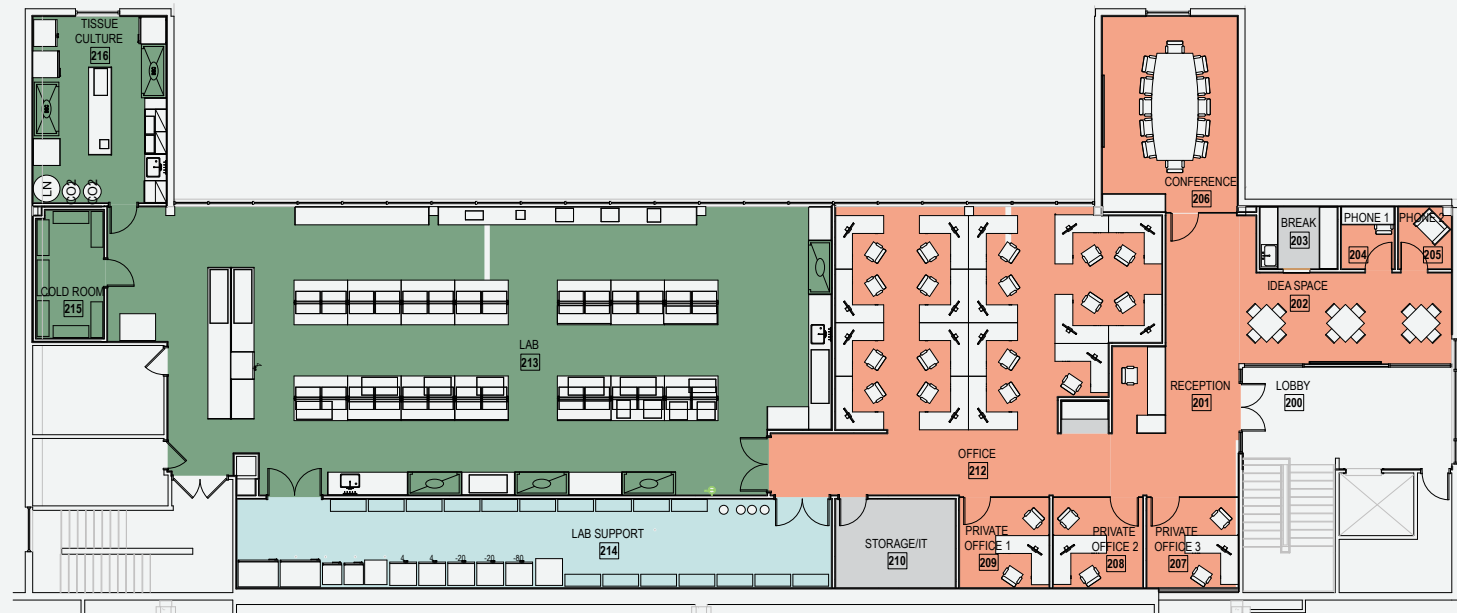


- Lab
- Office
- Lab Support

# Suite 201

8,527 SF

Available 01/18/24



- Lab
- Office
- Lab Support



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