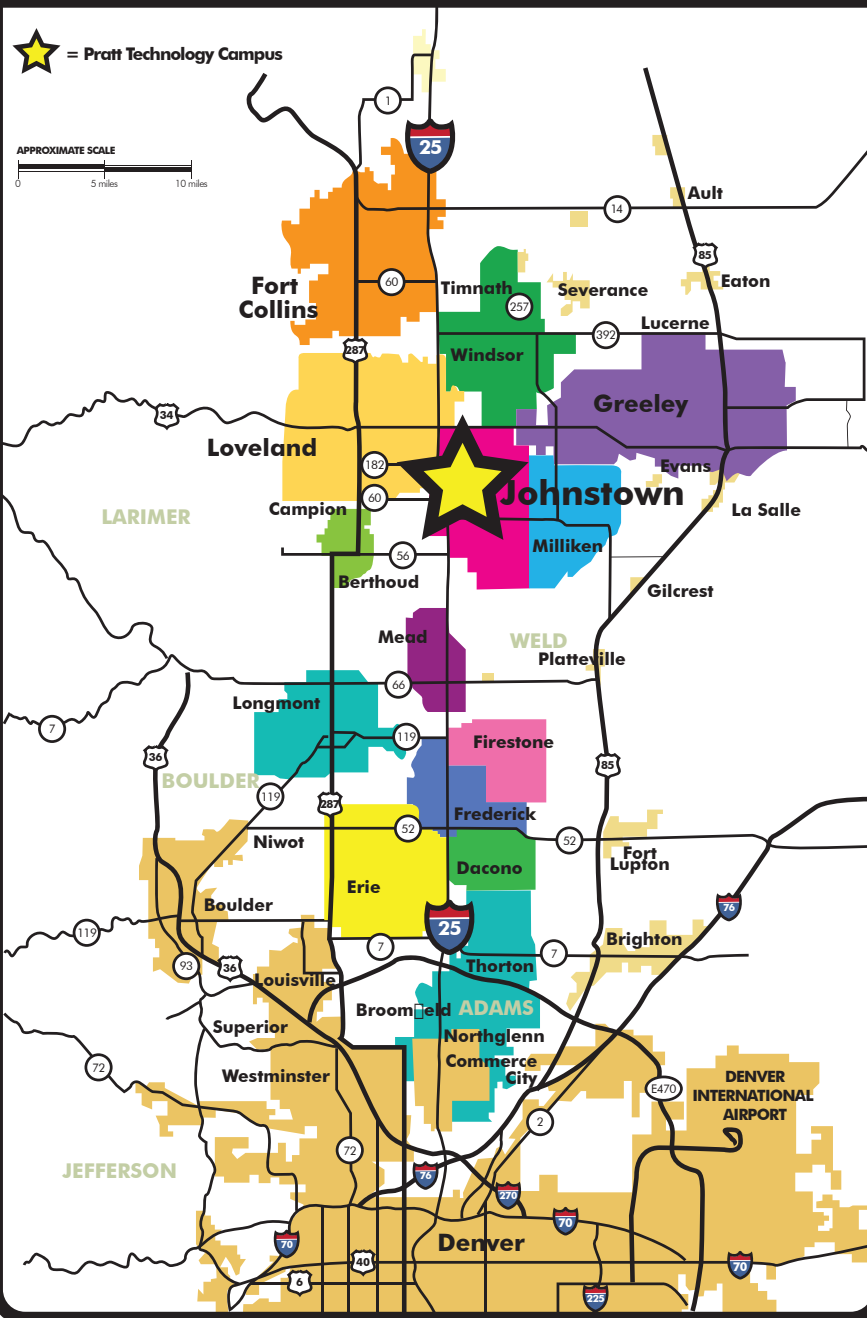




FOR SALE

PRATT NORTHERN COLORADO TECHNOLOGY CAMPUS | JOHNSTOWN, COLORADO

THE NORTHERN COLORADO METROPLEX



Ready for Development

Pratt Technology Campus, at the front door to Johnstown, is the prime development opportunity in Colorado's most dynamic and fastest growing corridor. It is fully ready for development:

ANNEXED AND ZONED MULTI-USE PUD

- COMMERCIAL: OFFICE & RETAIL
- HOSPITALITY
- R&D, MANUFACTURING, PRODUCTION
- LIGHT INDUSTRIAL
- SERVICE

Pratt Technology Campus has water and sewer lines in place to fully serve the site and a full delivery water agreement with the Town of Johnstown. The seller owns all mineral rights. Natural gas and electricity are available adjacent to the site. The site will benefit from expanded Colorado Highway 60 and relocated I-25 frontage roads and will be served by two fully lighted intersections.

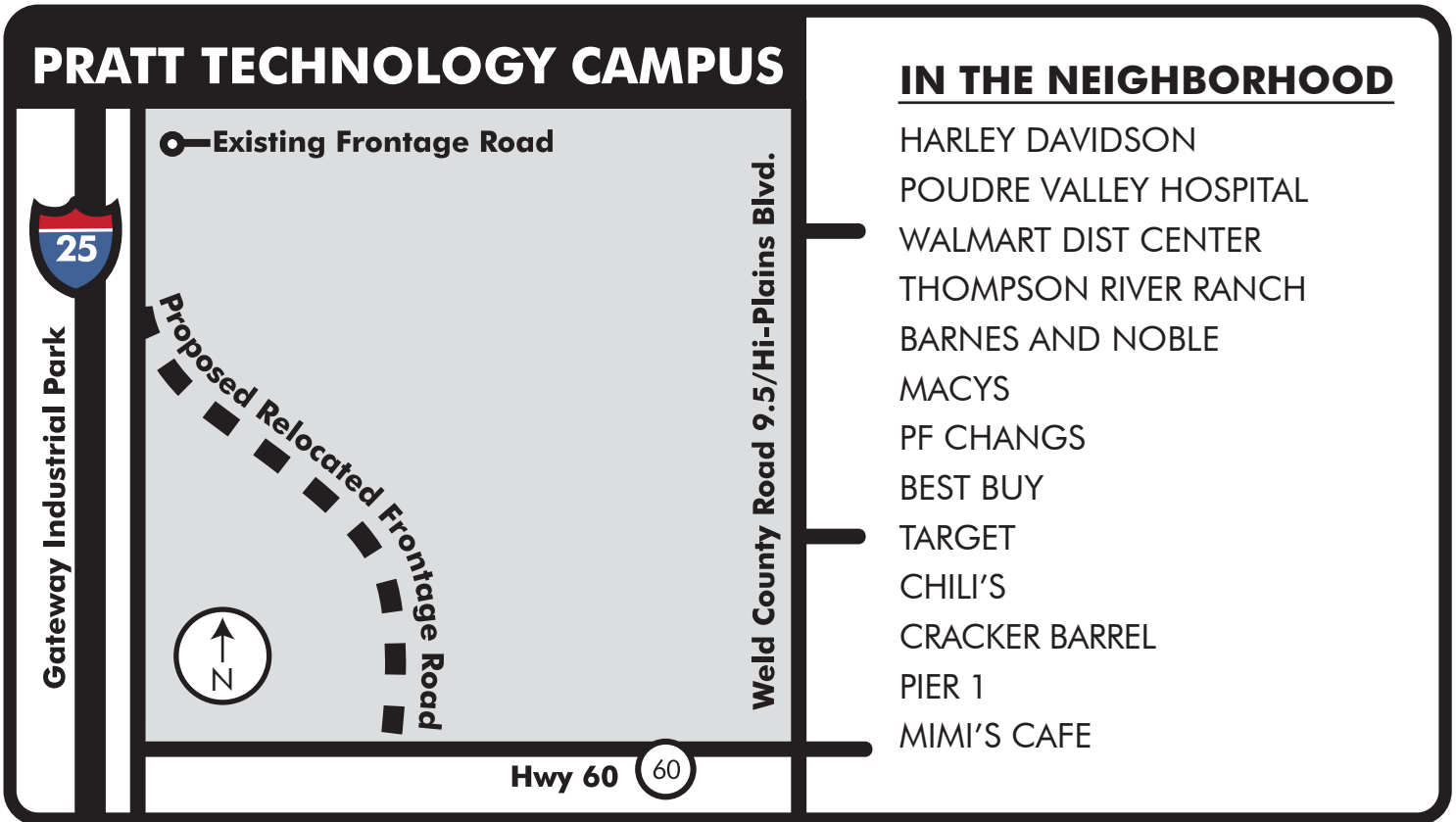
This opportunity is ready for final development without delay. There will not be another opportunity like this one on this entire corridor.

149 acres annexed & zoned



PRATT TECHNOLOGY CAMPUS

IN THE NEIGHBORHOOD



- HARLEY DAVIDSON
- POUDRE VALLEY HOSPITAL
- WALMART DIST CENTER
- THOMPSON RIVER RANCH
- BARNES AND NOBLE
- MACYS
- PF CHANGS
- BEST BUY
- TARGET
- CHILI'S
- CRACKER BARREL
- PIER 1
- MIMI'S CAFE

SAMPLE COMMUTE TIMES:

- DENVER INTERNATIONAL AIRPORT:
⌚ 45 MINUTES
- FT COLLINS-LOVELAND MUNICIPAL AIRPORT*
⌚ 10 MINUTES
- DOWNTOWN DENVER:
⌚ 45 MINUTES
- DOWNTOWN FORT COLLINS:
⌚ 30 MINUTES
- BOULDER
⌚ 50 MINUTES
- CENTERRA
⌚ 5 MINUTES
- 25/34
⌚ 5 MINUTES
- LARIMER CO EVENT CENTER (THE RANCH)
⌚ 7 MINUTES

GROWTH:

- FASTEST GROWING COUNTY IN USA
 - 4-yr growth rate: 21.2%
 - Currently necessitating 1 million add'l sq ft of commercial space
- WITHIN 30-MILE RADIUS:
POPULATION:
1,665,767
- WORK FORCE:
797,054
- COLLEGES & UNIVERSITIES*:
Over 28,000 2005 graduates
(CU/CSU/UNC/DU)

MAJOR PRIVATE EMPLOYERS

- STATE FARM INSURANCE
- MEADOW GOLD DAIRY
- WAL-MART
- ANHEUSER-BUSCH
- CELESTICA
- FIRST NATIONAL BANK
- STARTEK, INC
- SEAGATE TECHNOLOGY
- DIGITAL GLOBE
- DAILY TIMES-CALL
- AGILENT TECHNOLOGIES
- AMGEN

*now servicing commercial grade airliners



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