





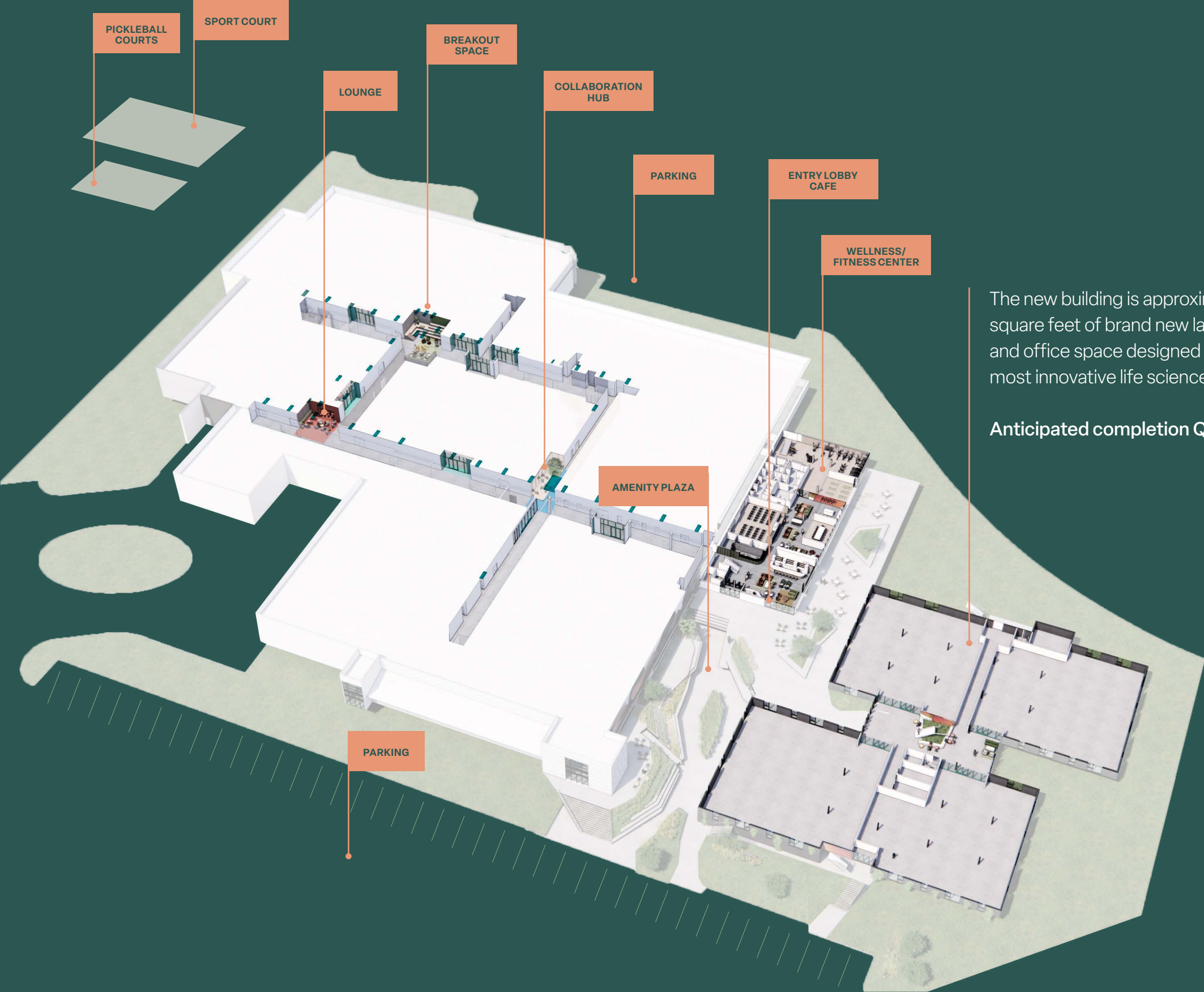
A campus outfitted for Colorado's  
most complex Life Science Innovators.





# An elevated life-science campus.

1450 Infinite Drive  
Louisville, CO 80027



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

Anticipated completion Q4 2023

The existing building is 167,000 sf.

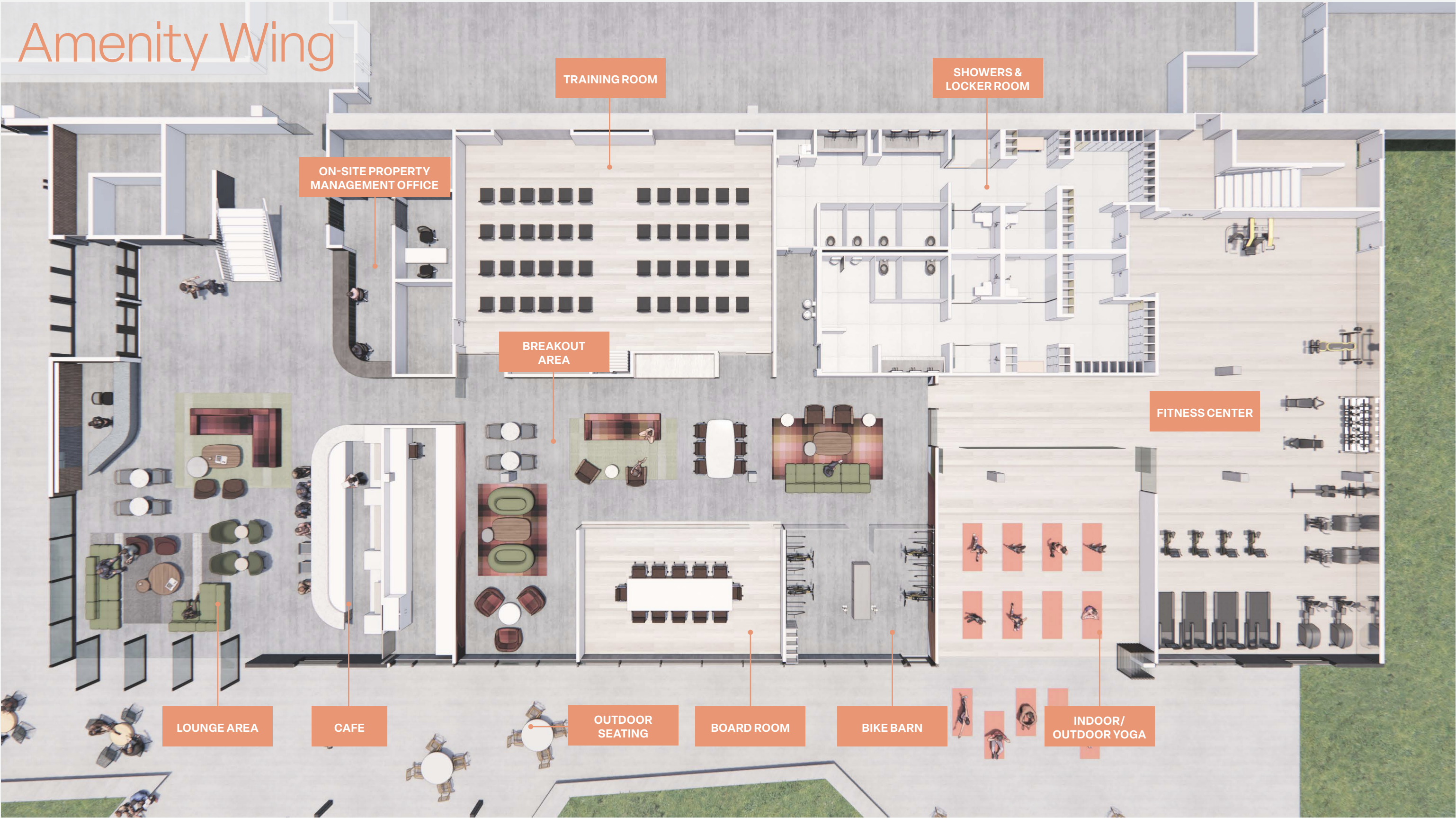
Ample Parking

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

Louisville Trails Access

In-Place Lab Infrastructure







# Outdoor Gathering Area

**20,000 SF AMENITY PLAZA**

InfiniteLabs now has a grand 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, Tenant BBQ & Event Area

## OUTDOOR YOGA

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

## BBQ & GATHERING AREA

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





# Lounge Area



**A LOUNGE WITH A BREEZE**

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



# Lobby Cafe



**STAFFED COFFEE BAR**

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



**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.

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 and Cooling Service

Chemical Control Infrastructure in Place

Acid Neutralization Equipment

Heavy Metal Removal System

De-Ionized Water System

Refrigeration Equipment



# Nearby Amenities

FOOD & DRINK

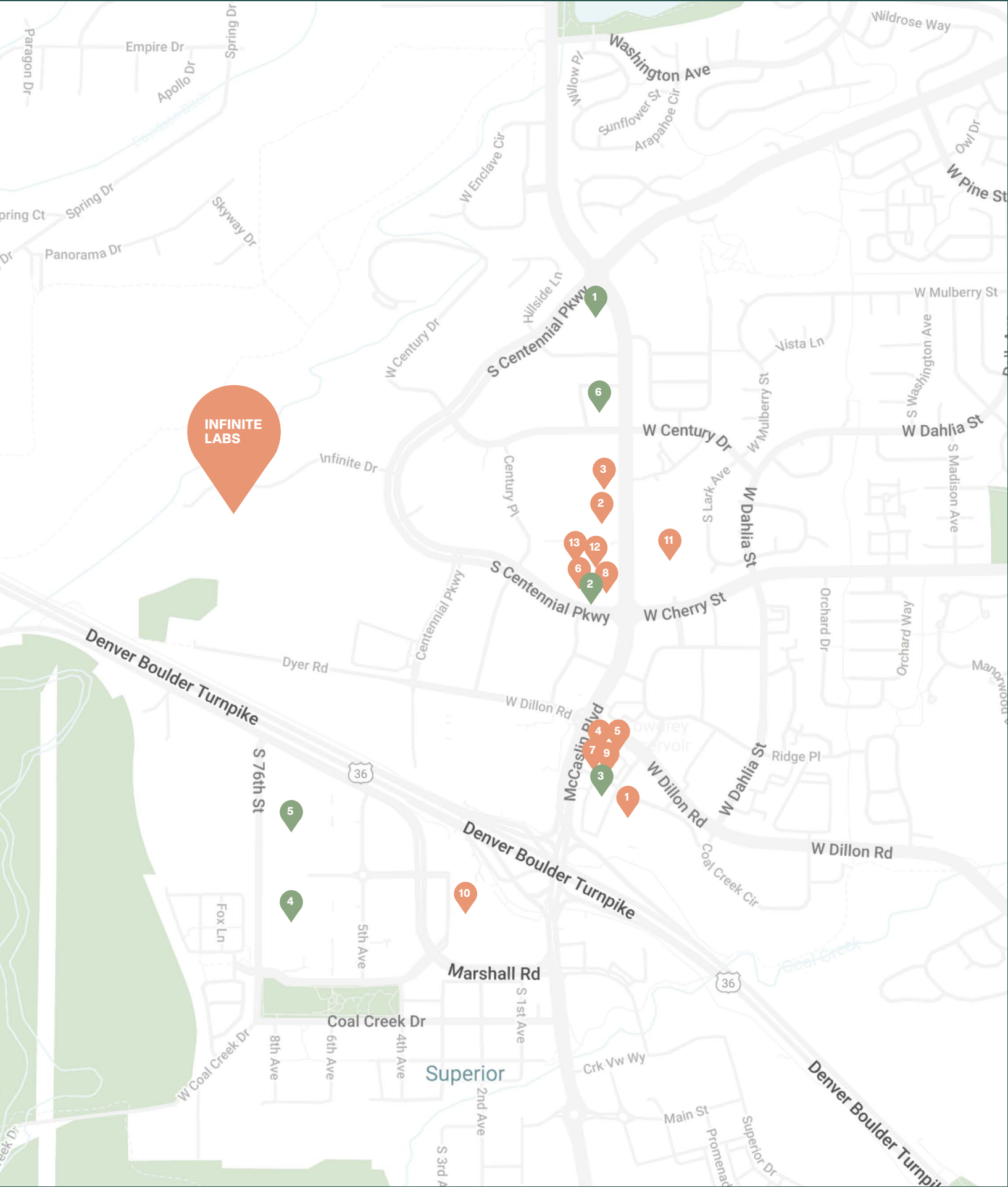
- 1 Courtyard Marriott
- 2 Chipotle 🚶
- 3 Jersey Mike's Sub 🚶
- 4 Jimmy John's
- 5 MAD Greens
- 6 Marco's Pizza 🚶
- 7 MOD Pizza
- 8 QDOBA 🚶
- 9 Smashburger
- 10 Whole Foods Market
- 11 Centennial Wine & Spirits
- 12 Organic Sandwich Company 🚶
- 13 Starbucks 🚶

OTHER

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

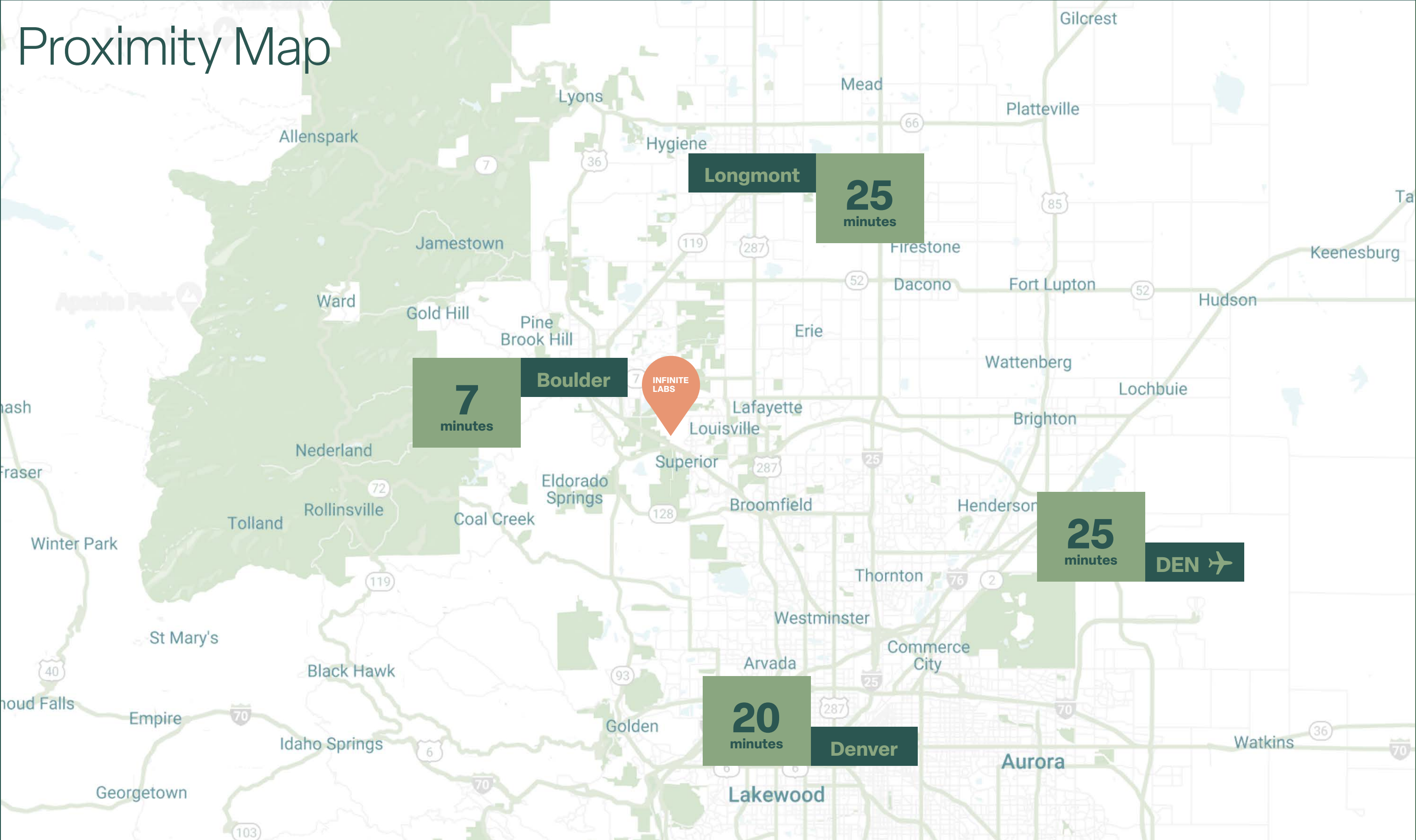
5 MINUTES NORTHEAST

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





# Proximity Map





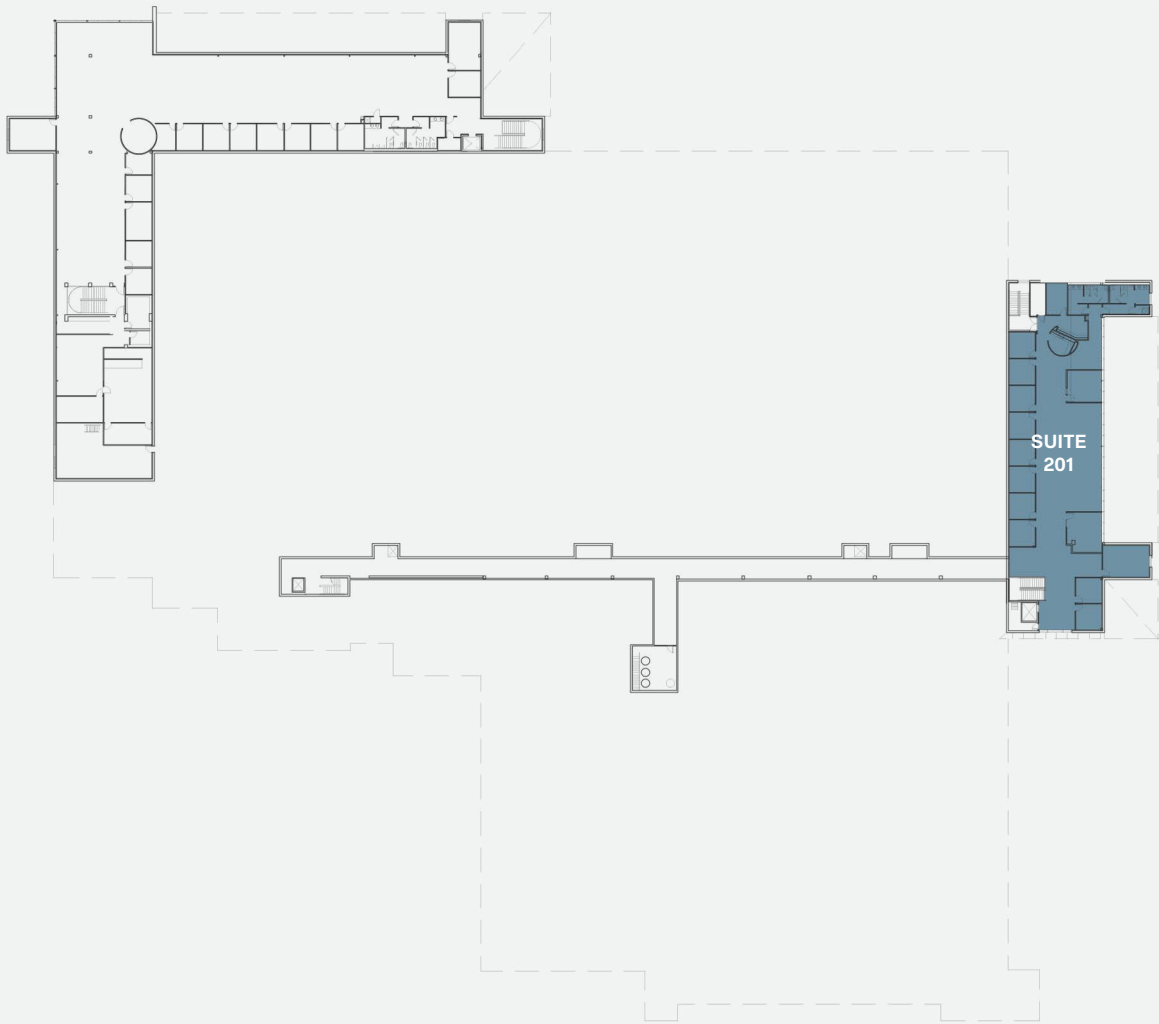
# Existing Building

A proven life science building with lab, R&D space, clean rooms and office space infused with modern amenities: breakout spaces, collaboration hubs, cafe, and wellness and fitness center. Anticipated renovation completion Q4 2022.

Suite 103	2,319 SF
Suite 105	3,812 SF
Suite 108	21,039 SF
Suite 114	6,876 SF
Suite 115	4,252 SF
Suite 116	17,467 SF
Suite 122	3,683 SF
Suite 201	8,527 SF



LEVEL 1



LEVEL 2



# Suite 103

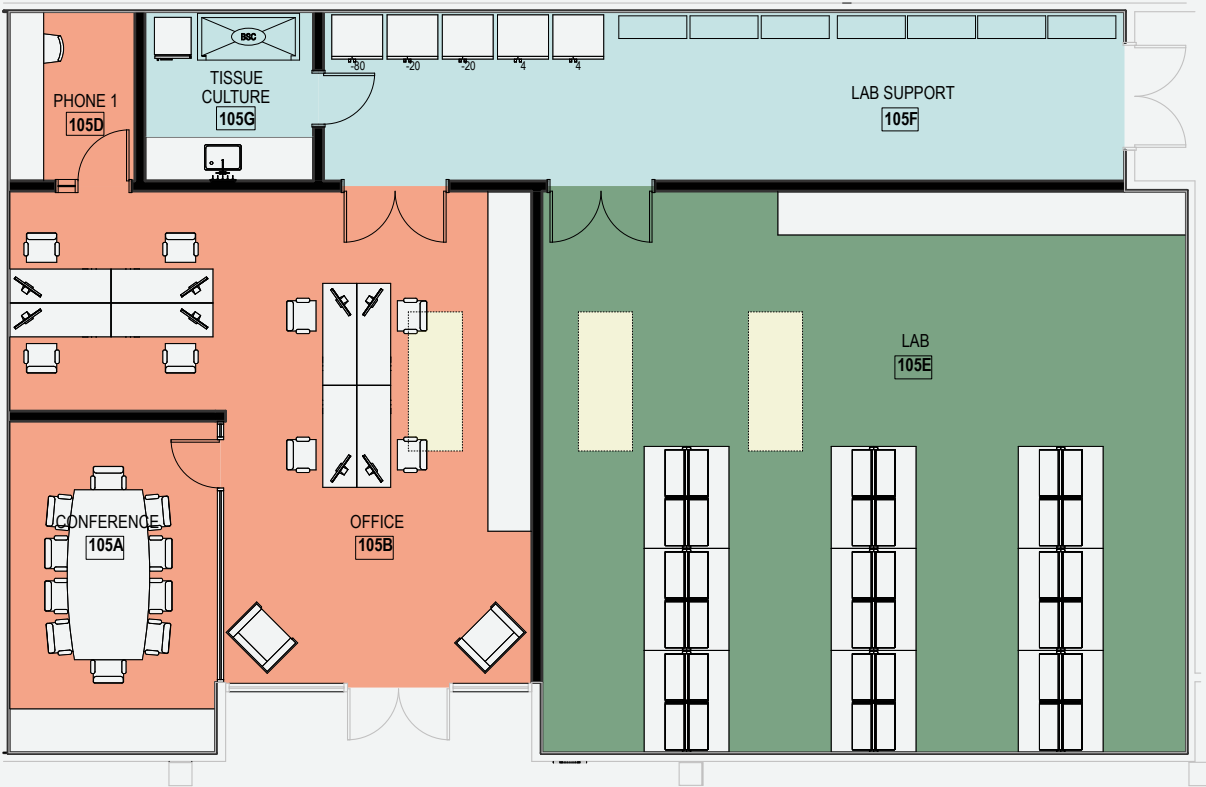
2,319 SF



- Lab
- Office
- Lab Support

# Suite 105

3,812 SF

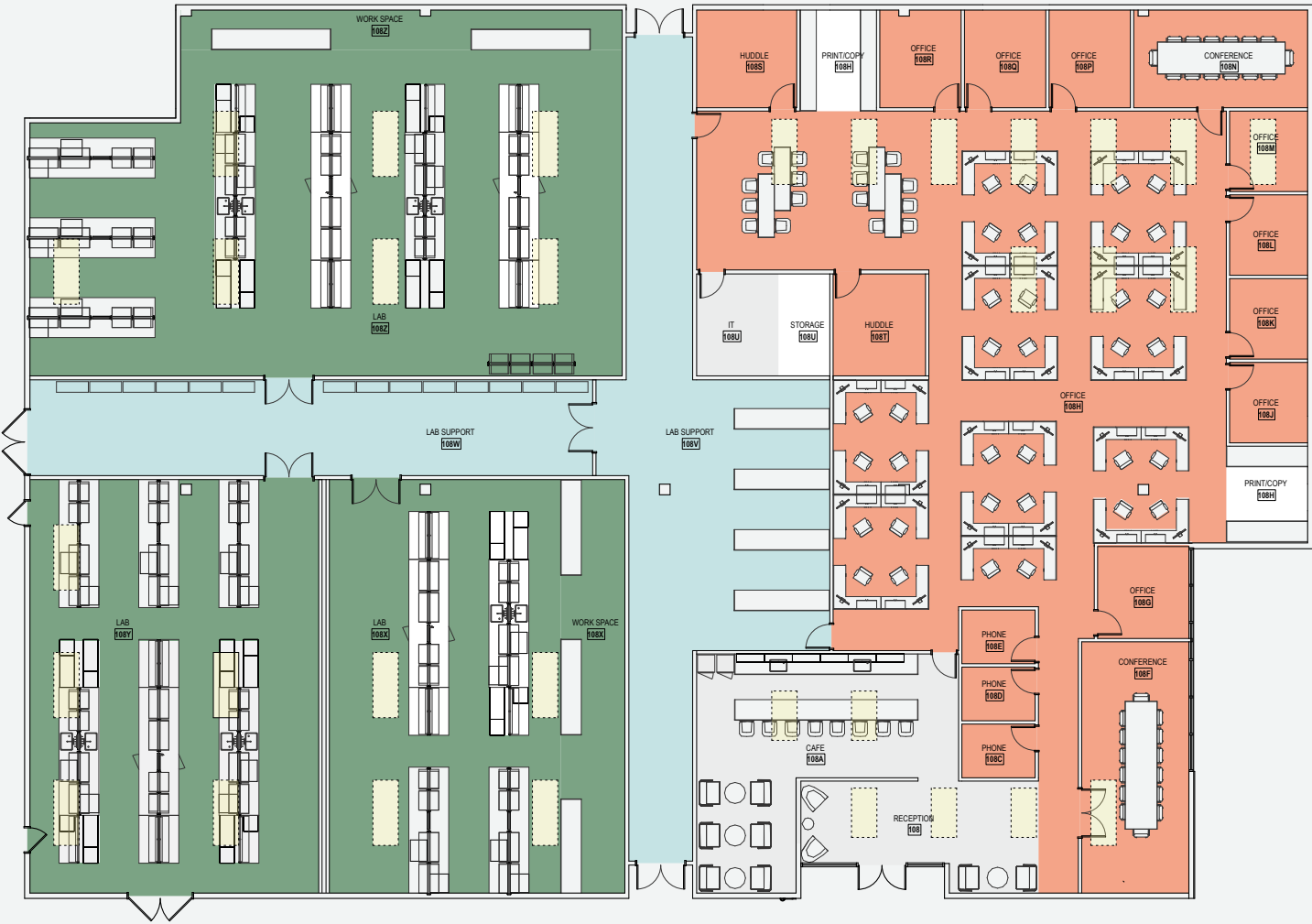


- Lab
- Office
- Lab Support



Suite 108

21,039 SF



- Lab
- Office
- Lab Support

Suite 114

6,876 SF

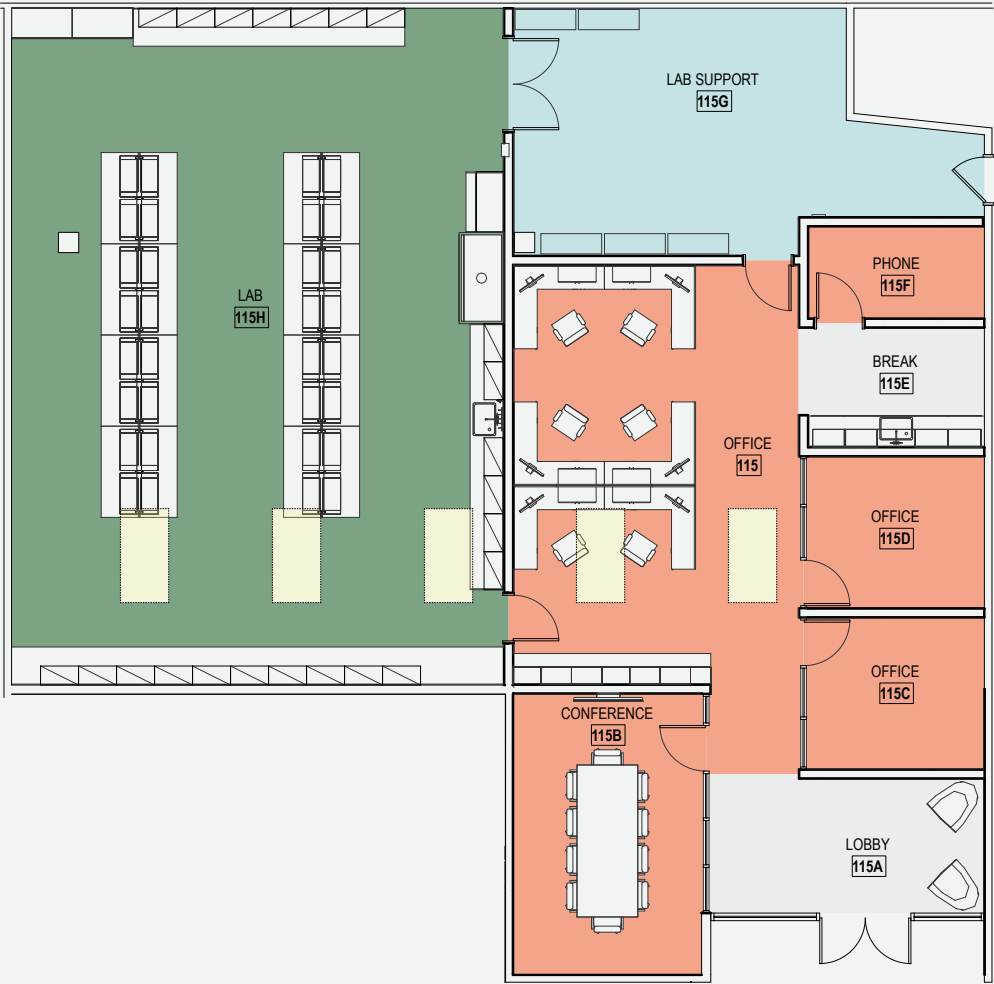


- Lab
- Office
- Lab Support



# Suite 115

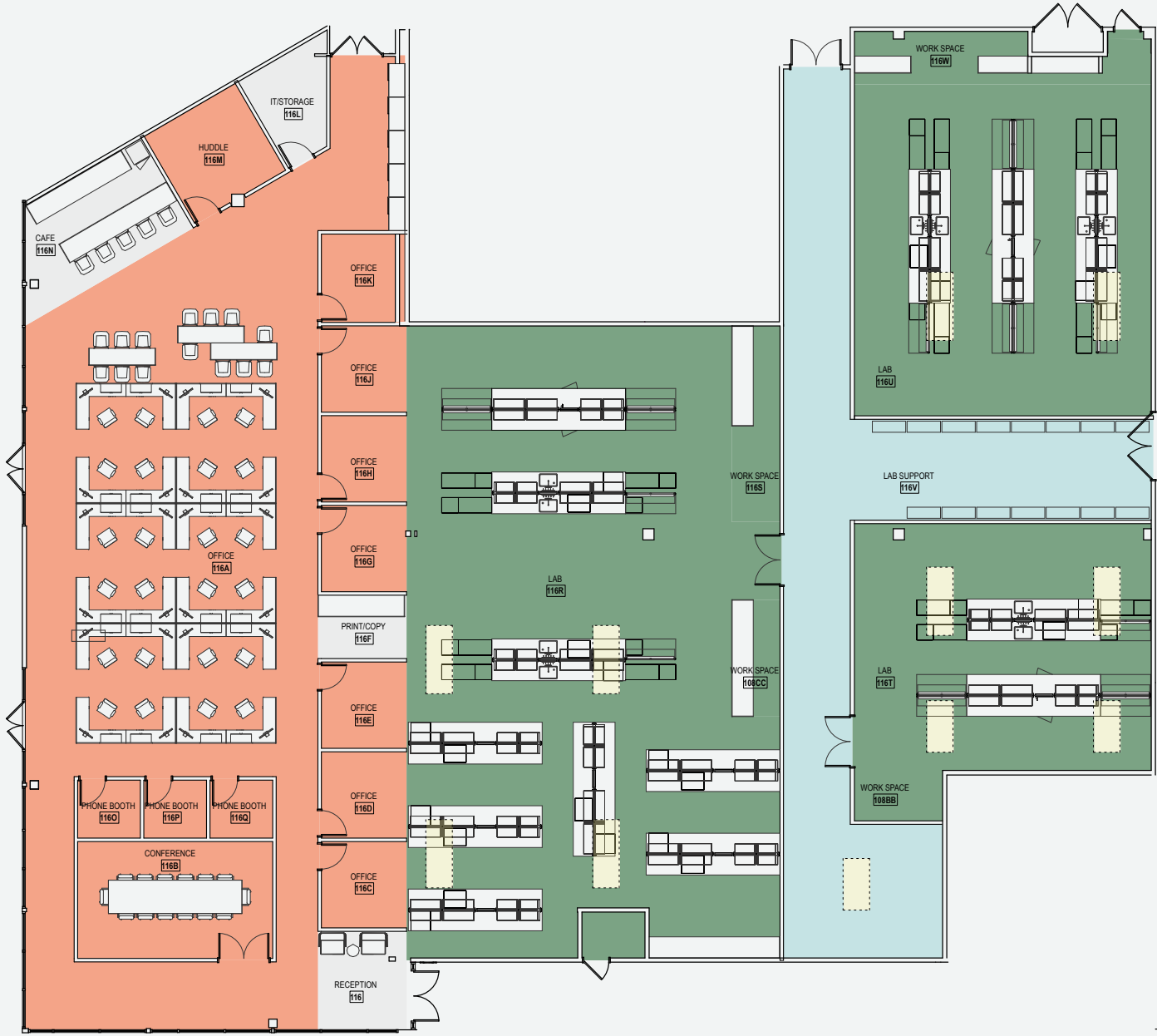
4,252 SF



- Lab
- Office
- Lab Support

# Suite 116

17,467 SF

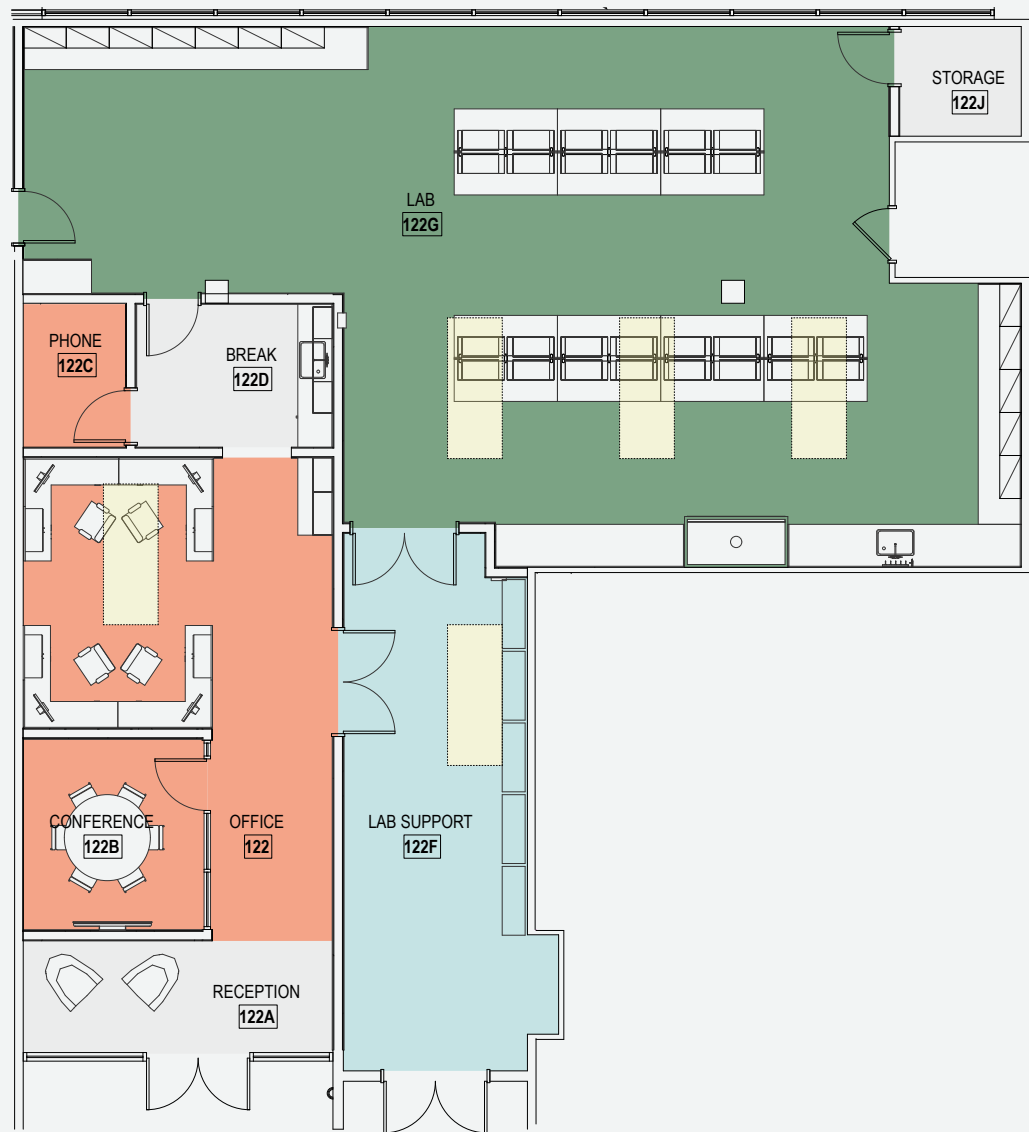


- Lab
- Office
- Lab Support



Suite 122

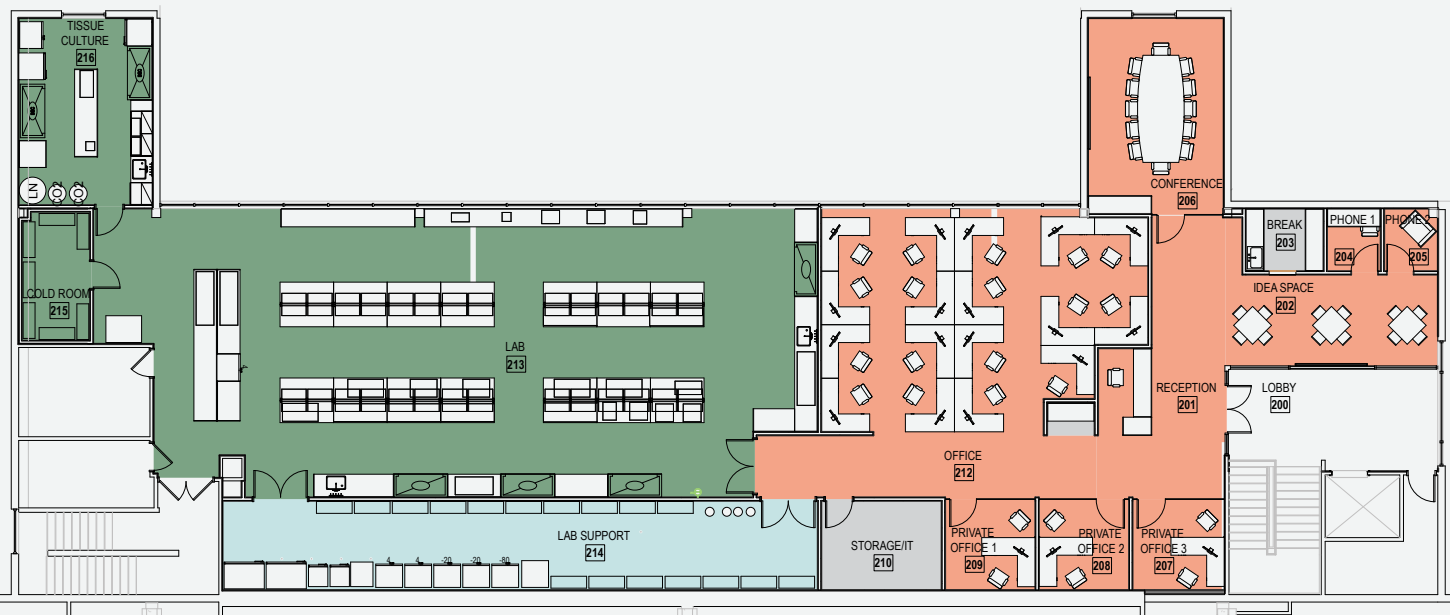
3,683 SF



- Lab
- Office
- Lab Support

Suite 201

8,527 SF



- Lab
- Office
- Lab Support





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Louisville, CO 80027

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