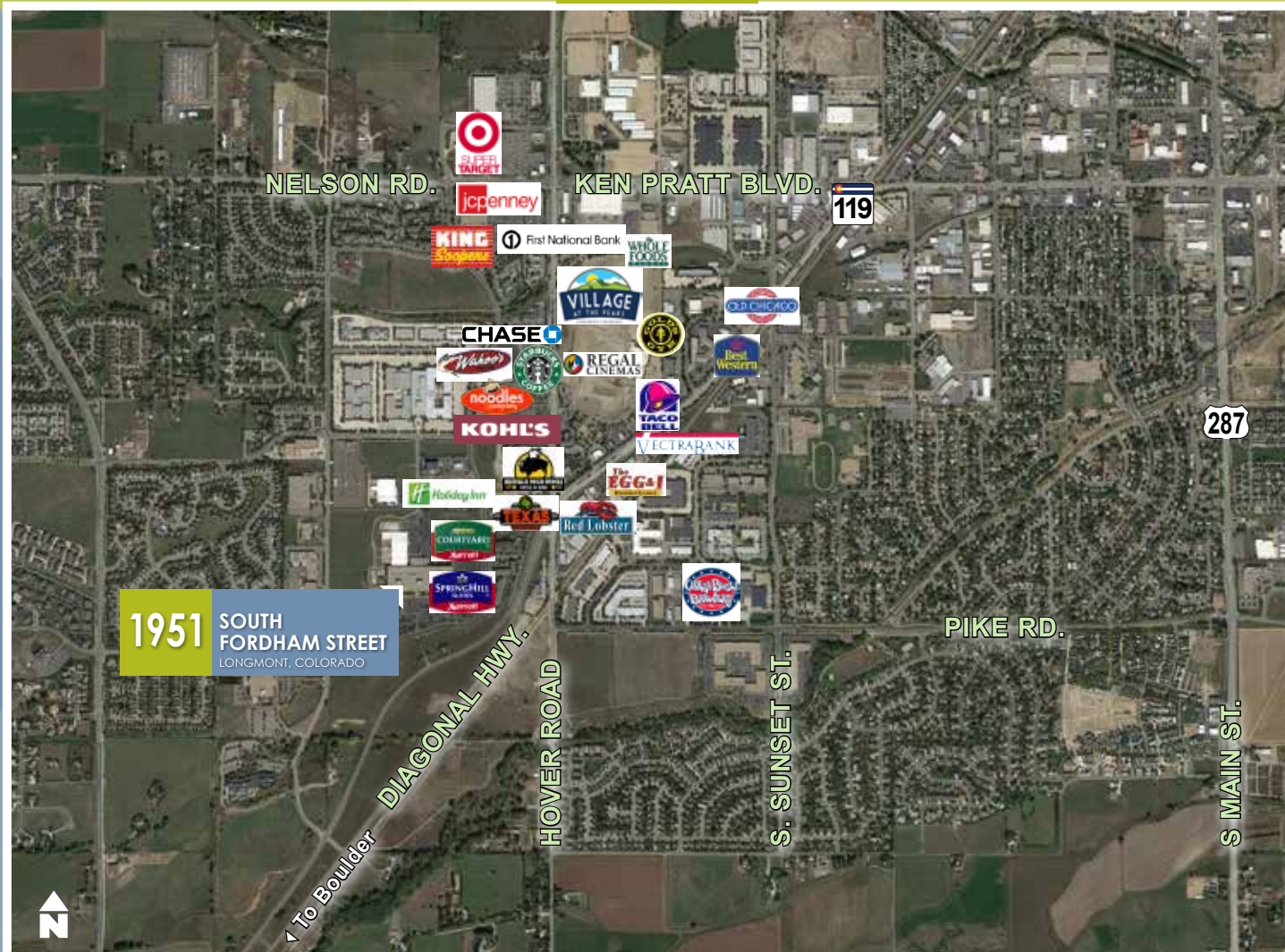


# 1951 SOUTH FORDHAM STREET

LONGMONT, COLORADO



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LONGMONT, COLORADO



**For leasing information:**



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1510 28th Street, Suite 200  
 Boulder, Colorado 80303  
[www.deancallan.com](http://www.deancallan.com)

**Brit Banks**  
 303.945.2020  
[bbanks@deancallan.com](mailto:bbanks@deancallan.com)

**Beau Gamble**  
 303.449.1420 x18  
[beaugamble@deancallan.com](mailto:beaugamble@deancallan.com)

## Rare Class A Office Opportunity

AT THE XILINX CAMPUS

Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.



# Rare Class A Office Opportunity

## ELECTRICAL:

Approx. 11 watts/SF distributed over floorplate with generator for life safety backup.

## CONNECTIVITY:

NextLight service provides a 100% fiber-optic system to the building. Additionally, the property is provisioned by CenturyLink with OC-12 fiber access and Level3 with OC-144 fiber access. Tenant may order internet, telecom and data services from CenturyLink or other providers.

## HOURS OF OPERATION:

24 hours/day

## PROPERTY MANAGEMENT:

On-site management, common area day porter

## LOBBY:

Dramatic lobby entrance offers 26' clear stairwell opening over flagstone.

## PARKING RATIO:

4+:1,000 SF

## ELEVATORS:

(2) Elevators - One freight and one passenger

## SIGNAGE:

Monument Signage available

## MEETING SPACE:

XILINX Summit Retreat Conference Center

## FOOD SERVICE:

Cafeteria available in adjacent XILINX building

## VIEWS:

2nd Floor unobstructed scenic views

XILINX SUMMIT RETREAT CONFERENCE CENTER  
*Available for quarterly use by tenants*

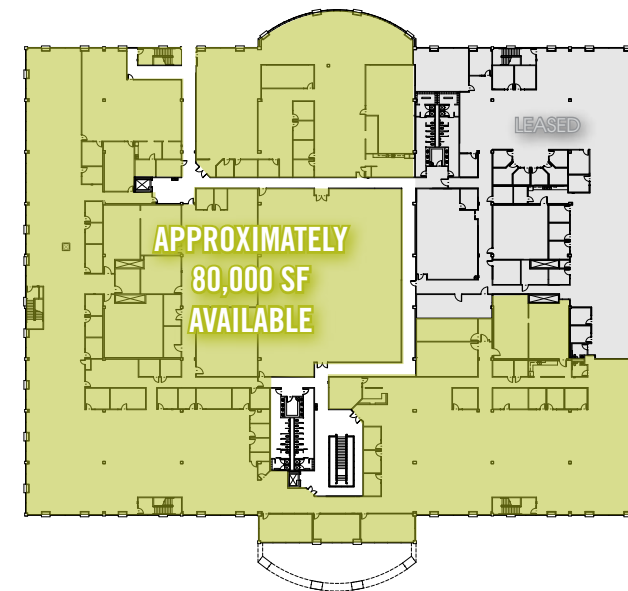
## ABOUT THE PROPERTY

1951 South Fordham Street offers a rare opportunity in northern Colorado. Located in the Longmont submarket of Boulder county, this 197,659-square-foot office building offers the LARGEST BLOCK OF CLASS A OFFICE SPACE in the market.

### EXISTING FLOORPLAN

(2ND FLOOR)

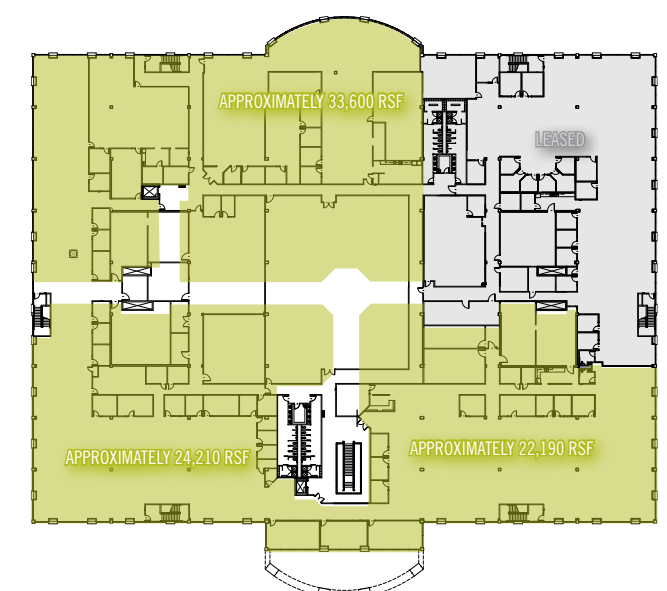
Current Layout



### POTENTIAL FLOORPLAN

(2ND FLOOR)

Multi-Tenant Layout



LARGEST  
BLOCK OF  
CLASS A  
OFFICE SPACE



1951

SOUTH  
FORDHAM STREET

LONGMONT, COLORADO