

Agilent Technologies, Inc.

Loveland Campus, Buildings A-D

Area Demographics

Loveland is at the epicenter of growth in Northern Colorado. Northern Colorado's two primary transportation arterials, US Highway 34 and Interstate 25, converge in Loveland and provide easy access to Fort Collins, Greeley, Denver, and Cheyenne, Wyoming. As the cities of Northern Colorado grow, the area has adopted a united, regional focus, effectively creating a power center comparable to that of the Denver metro area.

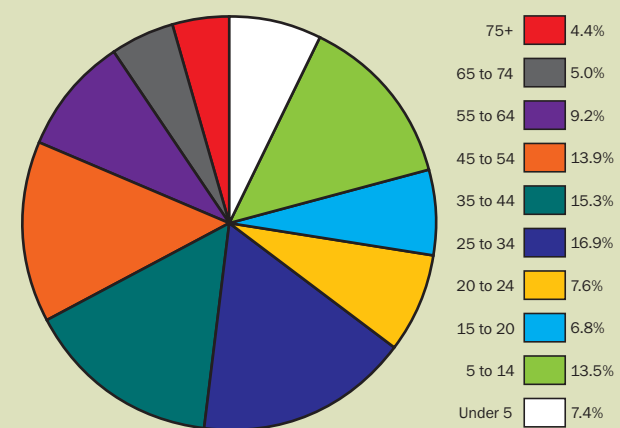
Population Growth Surrounding the Agilent Technologies, Inc. - Loveland Campus with respect to Northern Colorado

	1990 Census	2000 Census	2005 Estimate	2010 Projection	Percent Change 1990 to 2005
1 Mile Radius	4,685	5,282	5,740	6,193	12.7%
3 Mile Radius	30,130	37,362	41,462	45,442	24.0%
5 Mile Radius	48,208	63,779	71,191	78,310	32.3%
10 Mile Radius	67,447	101,897	118,047	133,331	51.1%
Northern Colorado	1,417,380	1,811,562	1,954,173	2,089,728	27.8%

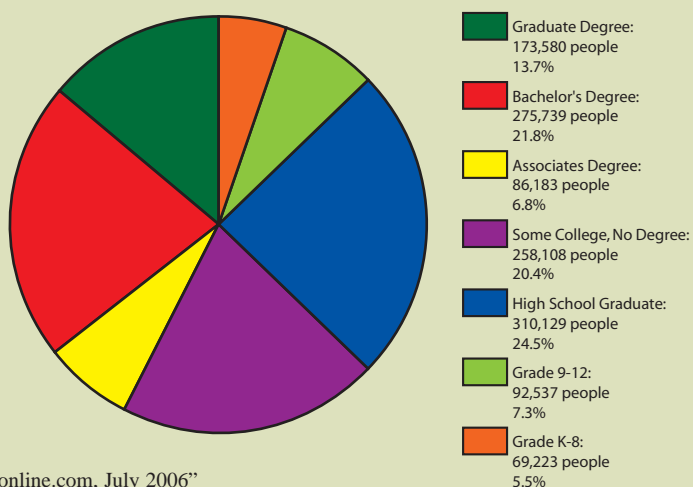
Population Growth

"The active lifestyle of the region defines its population. Northern Colorado Communities draw energetic, motivated people who are attracted to the diverse career, recreation and educational opportunities the region holds. Residents are among the nation's best educated: Colorado has the highest educated workforce in the U.S. ... 39.5% of the population has a bachelor's degree or higher." ~US Census Bureau - State and County Quick Facts, 2000

Population by Age (2005)



Population Educational Attainment (2005)



"Demographics obtained from the Site To Do Business Online, <http://www.stdbonline.com>, July 2006"

Investment/Development Opportunity

Agilent Technologies, Inc.

Loveland Campus, Buildings A-D

815 14th Street SW
Loveland, CO 80537

"Fort Collins voted #1 place to live
2006" by Money Magazine



For more information please visit www.usirealestate.com/loveland

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815 14th Street SW



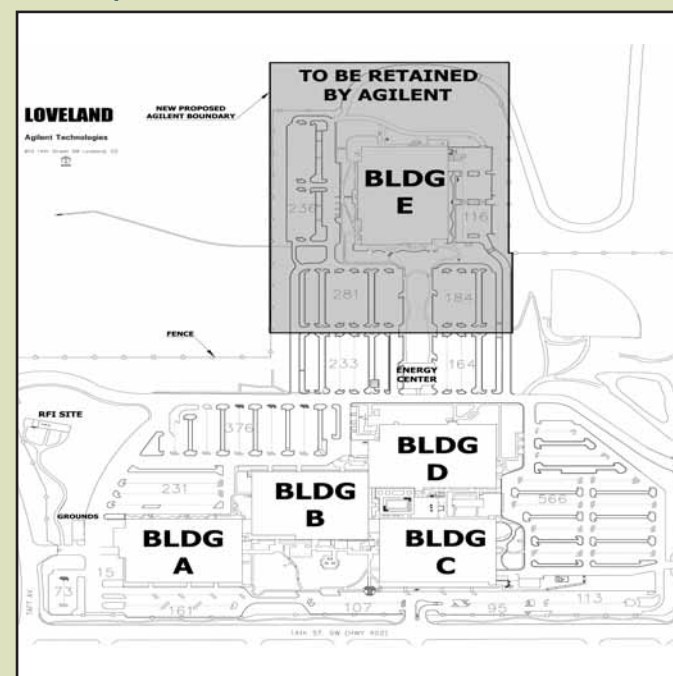
The Agilent Technologies, Inc. Loveland Campus is situated at the northeast corner of the 14th Street SW (Colorado Highway 402) and S. Taft Avenue intersection in Loveland, Colorado. The property to be sold consists of approximately 65 acres and has been developed as an office/high-tech manufacturing complex consisting of four buildings containing 811,757 +/- square feet of gross building area and associated on-site campus-like improvements, such as a mechanical systems plant, parking, landscaping, etc. The property also features on-site fiber optic cabling and a power capacity of up to 8 megawatts. The campus is surrounded by an additional 235 +/- acres which present an opportunity for future development. The property is also in a State of Colorado Enterprise Zone, which offers special tax incentives to businesses that expand or locate in the zone. The purpose of these tax incentives is to create new jobs and investments in the area.

BUILDING	YEAR BUILT	CONFIGURATION	SPECIAL FEATURES	APPROX GROSS SF
Building A	1962	1-Story Plus Mezzanine Office/Mfg	Expansive Manufacturing Capabilities	142,386
Building B	1966	1-Story	Cafeteria/Fitness Center	134,216
Building C	1972	2-Story Plus Mezzanine Office/Mfg	Walk-out Garden Level	263,502
Building D	1980	2-Story Plus Mezzanine	Renovated Offices with Walk-out Garden Level	271,653
Grand Total				811,757

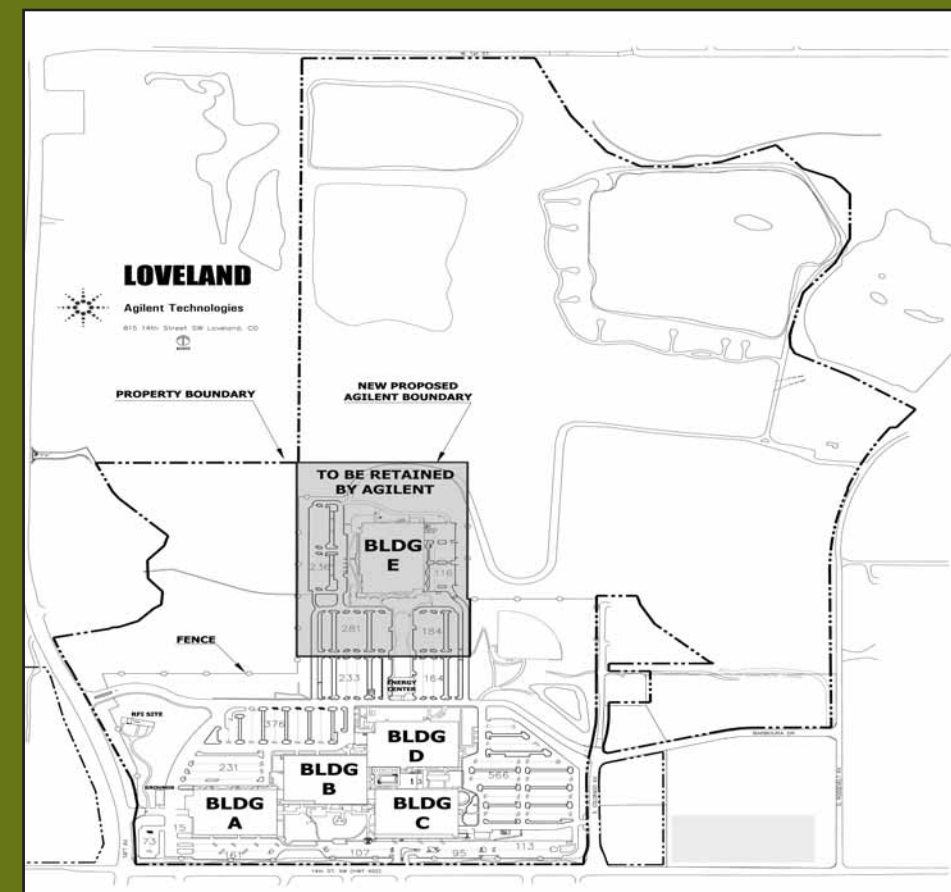
Northern Colorado Map



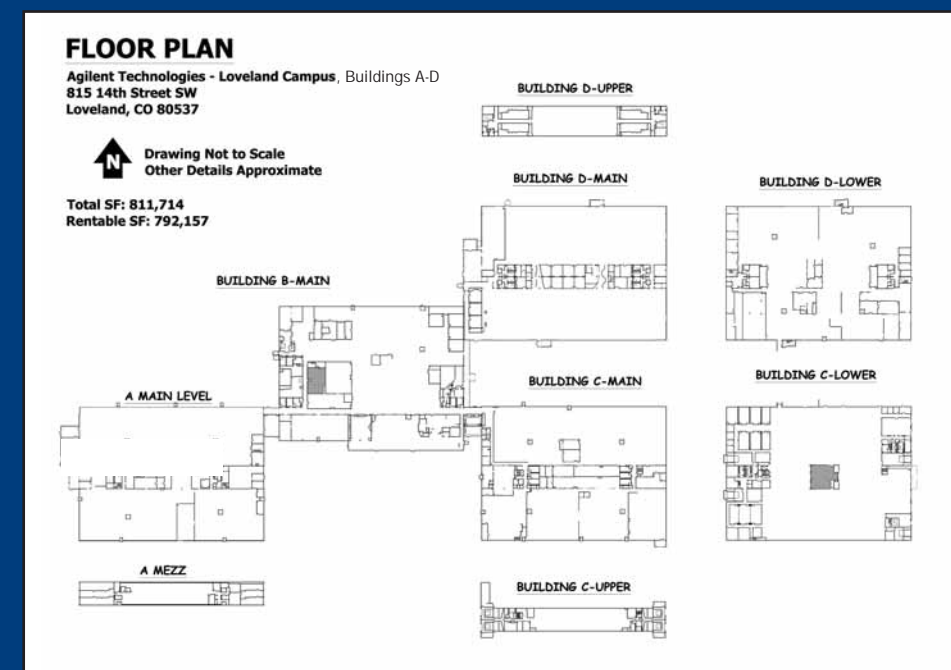
Campus Site Plan



Site Plan



Floor Plan



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