



# Building a World of Possibilities

A Look at Our Capabilities





# Let Us Build Your World

Founded in 1991, McWhinney is a comprehensive real estate development, investment and management firm that not only creates large-scale, visionary projects, but also develops, owns and manages premier, income-producing properties.

McWhinney has created a legacy of transforming places and the experiences they provide, and being recipients of the ULI Global Awards for Excellence and NAIOP Development Deal of the Year Award for Denver's Union Station are among the many distinctions.

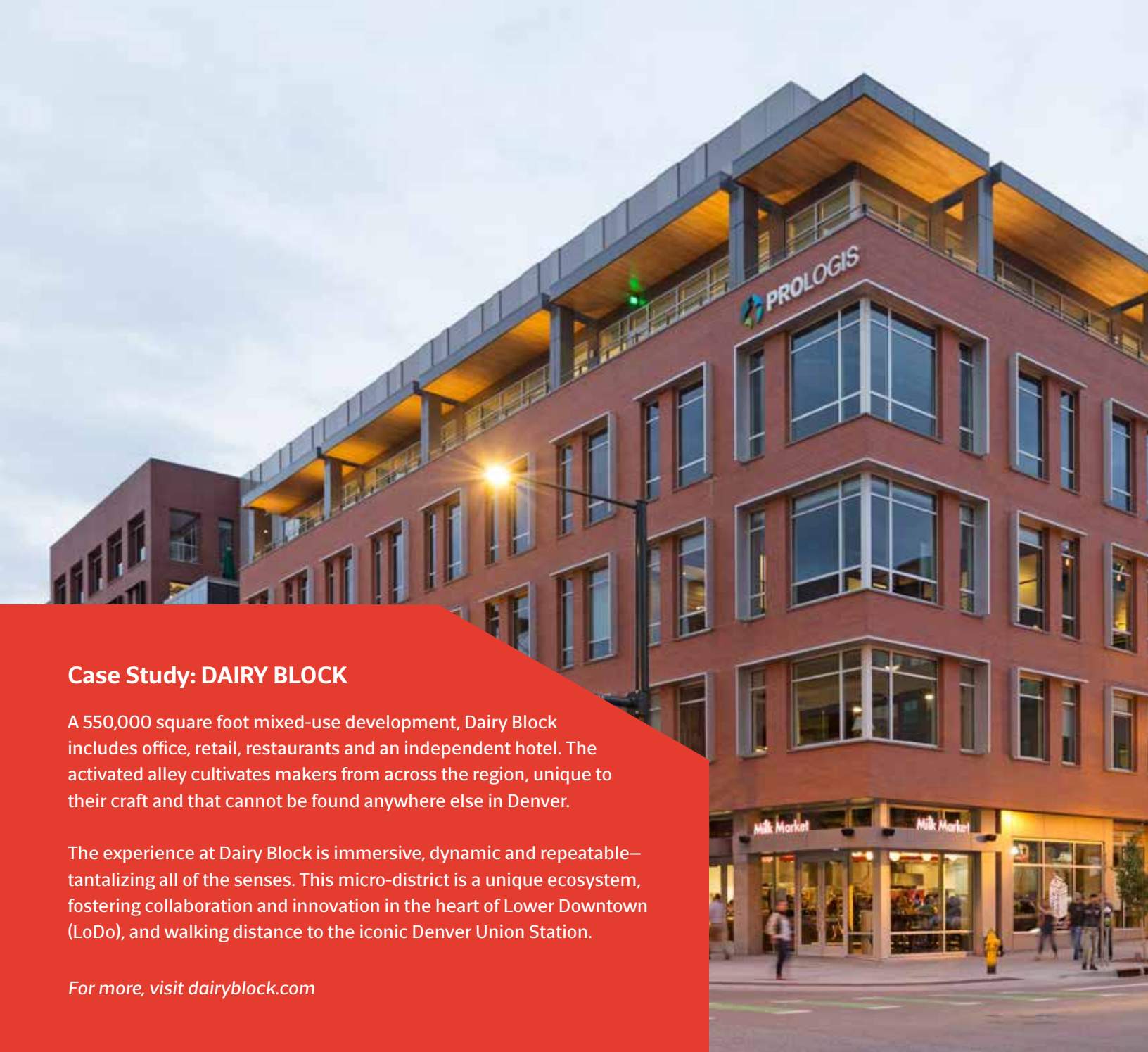
Whether it's a large, master-planned community, urban infill project, a luxury multifamily apartment, inspiring industrial office, a unique hotel, crafted retail or medical center, McWhinney will work with you to create unprecedented opportunities and build your world.

## We Create the Exceptional

With a philosophy that puts the client and end-user first, McWhinney:

- Develops large-scale, multi-use projects
- Facilitates commercial, industrial and mixed-use development
- Acquires and invests in land and real estate ventures
- Manages and leases assets
- Creates public-private partnerships with communities





## Case Study: DAIRY BLOCK

A 550,000 square foot mixed-use development, Dairy Block includes office, retail, restaurants and an independent hotel. The activated alley cultivates makers from across the region, unique to their craft and that cannot be found anywhere else in Denver.

The experience at Dairy Block is immersive, dynamic and repeatable—tantalizing all of the senses. This micro-district is a unique ecosystem, fostering collaboration and innovation in the heart of Lower Downtown (LoDo), and walking distance to the iconic Denver Union Station.

For more, visit [dairyblock.com](http://dairyblock.com)

**“At McWhinney, we create exceptional experiences. We strive to hear not just one wow, but seven to ten wows from our customers.”**

Chad McWhinney, CEO, President and Co-Founder  
McWhinney





**“McWhinney is committed to demonstrating leadership in everything they do. They consistently harness civic and business relationships that exceed expectations—all in the spirit of place making.”**

Former Councilman Albus Brooks  
Former Denver City Council President

# Purpose

## We Build a World of Possibilities

Whether that means creating sustainable communities that ensure a possible tomorrow, or building a single facility with state-of-the-art functionality, we create opportunities where people can excel and thrive.

# Promise

## We Exceed Expectations

You have high expectations and even higher standards - and McWhinney will exceed them. From project design and tenant finish work, to helping you celebrate your grand opening, McWhinney will be there, providing a legendary level of service every step of the way.



## A Strong Track Record

McWhinney has a 30+ year history and strong track record of successfully delivering solutions for quality offices, corporate headquarters, medical, hospitality and residential space. Our development of more than 12 million square feet of commercial space is a testimony to our financial stability and speed to market.

**McWhinney has developed catalytic, notable places such as:**

### **Denver Union Station**

Denver, CO

### **Dairy Block**

Denver, CO

### **Centerra**

Loveland, CO

### **Baseline**

Broomfield, CO

### **Great Wolf Lodge Resort**

Garden Grove, CA





POKA LOLA



Our Capabilities

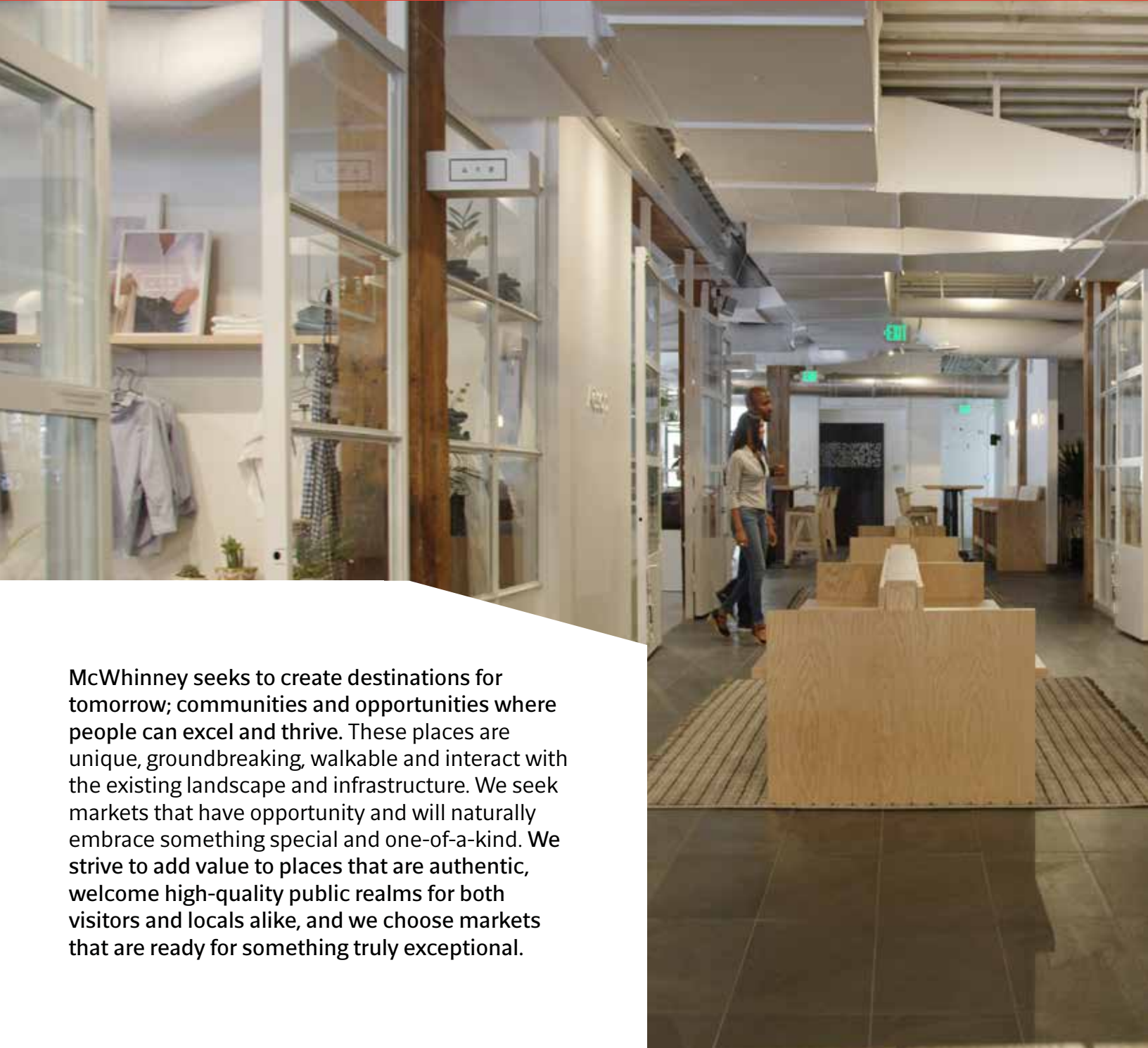


## Aligning offerings to create the exceptional

McWhinney is proud to develop vibrant, multi-use projects, mixed-use developments, commercial, hospitality and thriving multifamily lifestyle communities - and we pride ourselves in our levels of excellence and accountability to our clients' needs, offering exhaustive real estate support services.

### McWhinney services include:

- Developing large-scale, multi-use projects
- Facilitating commercial, industrial and mixed-use development
- Acquiring and investing in land and real estate ventures
- Managing and leasing assets
- Participating in public-private partnerships with municipalities



McWhinney seeks to create destinations for tomorrow; communities and opportunities where people can excel and thrive. These places are unique, groundbreaking, walkable and interact with the existing landscape and infrastructure. We seek markets that have opportunity and will naturally embrace something special and one-of-a-kind. We strive to add value to places that are authentic, welcome high-quality public realms for both visitors and locals alike, and we choose markets that are ready for something truly exceptional.

## Multifamily Capabilities

As a full-service real estate development company, McWhinney creates and manages apartment communities that offer enhanced lifestyles and a true sense of place. Known for our commitment to sustainable design and rich amenities, McWhinney has delivered and managed more than 4,500 apartment homes.

### McWhinney lifestyle communities feature:

- A commitment to sustainability
- State-of-the-art community centers
- Ultimate indoor and outdoor amenity packages
- Interior design elements and exterior craftsman finishes
- Energy-efficient floor plans
- Community event programming
- Nearby access to shopping, dining and everyday services
- Recreational trails, open space and connections to nature



### Lariat (2023 Planned Delivery)

- 304 apartment homes
- Sits on just over 12 acres
- Outdoor pool & spa
- Co-working space

### FoundryLine (2023 Planned Delivery)

- 348 luxury apartment homes
- 17-stories located adjacent to RTD's 38th & Blake A-Line commuter rail station
- Rooftop pool
- Sky terrace & lounge

### PARK40

- 313 luxury apartment homes
- 14 acre site located within Baseline in Broomfield, Colorado
- 3 acres of green space
- Pool, spa, fitness & yoga studios

### Railway Flats

- 420 luxury apartment homes
- Dedicated green open space
- Co-working and meeting space
- Pool, fitness, yoga and game room

### Clovis Point

- Lies on just over 8 acres
- 1 acre of dedicated green open space
- Co-working and meeting spaces
- Pool, fitness, yoga and gathering rooms

### Cycle Apartments

- 405 luxury apartment homes
- Adjacent to Foothills Mall
- Co-working space, fitness center
- Outdoor gathering space, pool and game room

### Kelley at Samuels

- 353 luxury apartment homes
- Historic and preserved office building
- Fitness club and co-working space
- Outdoor event space and pool
- City views of downtown Ft. Worth





GREAT WOLF LODGE



## Commercial Capabilities

McWhinney develops the most vibrant built environments, characterized by a robust mix of land uses, inspiring design and outstanding placemaking.

### Our commercial projects feature:

- New and creative designs that raise the industry standard, create great experiences and promote worker wellness and productivity
- Inspiring interior and outdoor aesthetics
- Successful sustainability initiatives
- Full-service property management if needed
- Exceptional access to nearby conveniences



### Denver Union Station

- 22,000 square foot urban transit center, commonly referred to as “Denver’s Living Room”

### Dairy Block

- 550,000 square foot full city block of office space, crafted retail, an activated retail alley and an independent hotel

### UCHealth Medical Center of the Rockies

- 165,000 square foot LEED gold-certified regional hospital with 187 beds

### Constant Contact

- 50,000 square foot customer service call center

### CSG International

- 208,000 square foot Class-A tech solutions provider in two buildings

### JBS Swift & Company

- 134,000 square foot corporate headquarters

### The Promenade Shops at Centerra

- 700,000 square foot outdoor lifestyle center

### The Marketplace at Centerra

- The largest contiguous power center in Northern Colorado

### Van de Water

- 370 acre mixed-use community anchored by Lowe’s and Kohl’s

### Motorplex at Centerra

- Lifestyle auto center home to eight major car dealerships offering the largest selection of new and used cars and trucks in Northern Colorado

### Rangeview Office Complex

- Five-building, 285,000 square foot, lake-front complex in Loveland, Colorado





## Case Study: HESKA CORPORATION

Heska Corporation, a veterinary pharmaceutical research and development company, partnered with McWhinney on a build-to-suit, leasable facility that would support its immediate operational needs while accommodating future expansion.

The facility had to fit Heska's financial and unique operational needs, while providing an attractive workplace for employees. This build-to-suit project included functional, interior office space, a warehouse facility, research and development lab and a high-end communications infrastructure. A pet play area supports the corporate culture of bringing pets to work.

Heska received the American Society of Interior Designers (ASID) award for Top Corporate Interior Design Project-Colorado.

*For more, visit [mcwhinney.com](http://mcwhinney.com)*

**“You’ll see people running on paths, heading over to the fitness center, people out walking their dog and enjoying it. The difference in this location is the infrastructure, the location, transportation and then the marrying of natural spaces, environment friendly design, views, and convenient access to services and support.”**

Robert Grieve, Chairman and CEO  
Heska Corporation, Loveland, Colorado

## Mixed-Use Capabilities

McWhinney develops the most vibrant built environments characterized by a robust mix of land uses, inspiring design and outstanding place making. To ensure each mixed-use project we develop results in a unique community gathering place that ultimately becomes a cherished part of the local community, we dedicate ourselves to infusing the following key elements into each of our projects:

- A carefully curated mix of the right uses, tenants and users
- A profound commitment to quality of design at all levels, including public art, public realm, landscapes and buildings
- A development plan and design for each project that is distinctly rooted in its unique location, context and culture
- Integrated amenities that support all phases of life
- Strategically leveraged partnerships with local public agencies, development partners and advisors
- A focus on achieving and maintaining local support through extensive community outreach and involvement
- Stewardship of the environment through sustainable design, development and construction practices
- A commitment to economic success for both the local community and the project's investors



## Dairy Block

Located in the heart of downtown Denver's LoDo neighborhood, the vibrant Dairy Block micro-district celebrates the Front Range's most inspiring retailers, food and beverage purveyors, and urban office concept alongside co-working space and The Maven, an independent hotel.

- 550,000 square foot, mixed-use office, retail, and hospitality development in lower downtown Denver, Colorado
- 700+ onsite interactive art collection
- State-of-the-art conference facility and on-site fitness center with leading-edge technology
- Independent hotel, inspired restaurants and curated retail
- Activated and programmed retail alley
- Secure access
- LEED Gold Certified

## Centerra

Located in Loveland, Centerra is Colorado's first certified wild community designated by the National Wildlife Federation. An established 3,000 acre master-planned hub offering a mix of crafted and curated experiences.

- Site entries feature award-winning landscaping
- Visually inviting, state-of-the-art exteriors
- Walkable and bikeable lifestyle
- Trail system with open spaces and natural ecosystems
- 275-acres of lakes and managed wetlands
- 26-acre Chapungu Sculpture Park with botanical gardens
- Annual community event programming
- Nearby fitness, restaurants, hotels and retail
- Pre-K through 8-grade STEAM school with nearby high school
- UHealth-Medical Center of the Rockies, a Level 1 trauma center

## Baseline

Located in Broomfield, Baseline is Colorado's first pollinator friendly district, a vibrant, 1,100 acre master-planned community, incorporating a balance of urban connectivity, natural open space and plenty of amenities for a mix of urban and healthy living.

This mixed-use project focuses on:

- Protecting the region's ecology
- Prioritizing public spaces
- Propelling ideas and improvements



The redevelopment of Denver Union Station from a blighted rail yard to a bustling, mixed-use, transit-oriented hub, involved public-private partnerships, environmental mitigation and the development expertise of McWhinney and the Union Station Alliance in order to bring it to life.

Today, the revitalized historic station is home to RTD's front-range bus route, light rail, a full Amtrak schedule and a commuter rail line to-and-from Denver International Airport. This catalytic project transformed into a place frequented by visitors and travelers alike. It truly stands out as "Denver's Living Room."

The Crawford Hotel, a 112 room, independent hotel, anchors the upper level of this facility, which features outdoor dining, more than 22,000 square feet of ground floor space divided into approximately 10 independent retail and restaurant outlets, a 12,000 square foot "Great Hall" and 40,000 square feet of outdoor plaza space.

Joining McWhinney in the realization of this transformative project was the Union Station Alliance, which includes Sage Hospitality, REGen LLC, Larimer Associates and Dana Crawford-Urban Neighborhoods.



## Denver Union Station

## Hospitality Capabilities

McWhinney and its hospitality partners have responded to growing market needs throughout the West and co-developed more than 3,400 hotel rooms in Loveland, Denver, Anaheim, Boston and Portland.

Our hotel developments are unique and innovative, offering travelers both short and long-term lodging options situated in the middle of a great place to experience with on-site amenities, shopping, dining, entertainment, meeting space and business services.

### McWhinney hotel properties feature:

- Sophisticated, sustainable design
- Access to community resources and amenities
- Transportation access, parking and shared vehicle services
- On-site facilities such as conferencing, spa and fitness suites, dining and on-site shopping



### Santa Monica Proper | Santa Monica, CA

- 267 luxurious rooms & suites
- Rooftop pool-deck-restaurant with ocean views
- 3,000-square-foot flagship Proper x Surya Spa
- 24-hour state-of-the-art fitness center
- LEED Gold certified from U.S. Green Building Council

### Austin Proper | Austin, TX

- 244 luxurious rooms & suites
- More than 14,000 square feet of meeting & event space
- 5th-floor rooftop pool offering majestic lake views, dedicated concierge service, the full-service Verbena spa and a state-of-the-art fitness center
- LEED Gold certified from U.S. Green Building Council

### Hyatt Centric | Austin, TX

- 246 rooms & suites
- More than 3,000 square feet of meeting & event space
- 8th-floor outdoor lounge & bar, 24-hour fitness

### Hotel Indigo | Denver, CO

- 180 rooms
- 1,200 SF of modern event space along with an onsite bar and restaurant

### Hyatt Place Seaport | Boston, MA

- 297 rooms
- Near downtown Boston, walking distance to Seaport Waterfront District, water views
- 6,700 SF of retail & restaurant space onsite

### Hyatt Place Pena Station | Denver, CO

- 226 rooms
- Meeting and business services and fitness center
- Adjacent to the rail line leading to DIA airport

### AC Hotel | Portland, OR

- 204 rooms
- 13 story, Marriott-branded property
- Meeting and business services and fitness center

### The Elizabeth Hotel | Fort Collins, CO

- 164 guest rooms
- Conference space and onsite restaurant
- On-site restaurant, rooftop and entertainment lounge

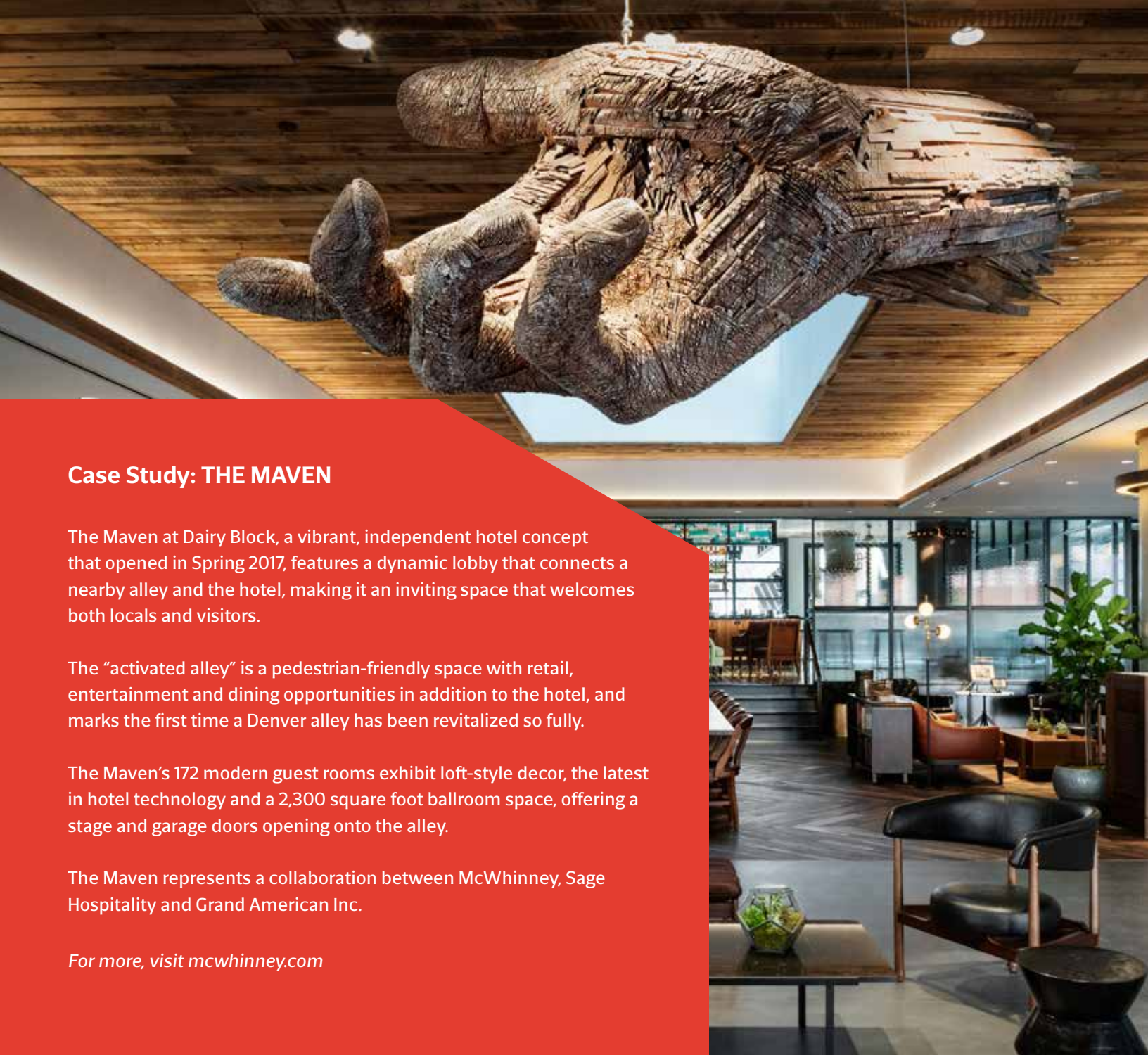
### Great Wolf Resort | Anaheim, CA

- 603 room, 12 acre, indoor water park resort
- 20,000 square feet of conference center
- On-site restaurants and activities

### Crawford Hotel | Denver, CO

- 112 room independent luxury hotel
- On site restaurants, retail and public transportation
- Meeting space, nearby fitness center and spa





## Case Study: THE MAVEN

The Maven at Dairy Block, a vibrant, independent hotel concept that opened in Spring 2017, features a dynamic lobby that connects a nearby alley and the hotel, making it an inviting space that welcomes both locals and visitors.

The “activated alley” is a pedestrian-friendly space with retail, entertainment and dining opportunities in addition to the hotel, and marks the first time a Denver alley has been revitalized so fully.

The Maven’s 172 modern guest rooms exhibit loft-style decor, the latest in hotel technology and a 2,300 square foot ballroom space, offering a stage and garage doors opening onto the alley.

The Maven represents a collaboration between McWhinney, Sage Hospitality and Grand American Inc.

*For more, visit [mcwhinney.com](http://mcwhinney.com)*

**“This was an opportunity for us to bring something new that’s happening all over the world to Denver. The alley is going to be a real attraction for both locals and visitors.”**

Walter Isenberg, CEO  
Sage Hospitality



**Chad McWhinney**

CEO, President  
and Co-Founder



**Troy McWhinney**

Chief Investment Officer  
and Co-Founder



**Derek Evans**

Chief Financial Officer



**Michael Ray**

Chief Operating Officer,  
Funds Management



**Dave Johnstone**

Chief Investment Officer,  
Hospitality



**Beth Johnson**

Executive Vice President,  
General Counsel



**Don Larsen**

Executive Vice President,  
Project Management and  
Operations



**Krista Sprenger**

Executive Vice President,  
Commercial & Mixed-Use



**Joshua Kane**

Senior Vice President,  
Capital Markets



**Kirsty Greer**

Senior Vice President,  
Multifamily Development



**Marshall Johnston**

Senior Vice President,  
Asset Management



**Trae Rigby**

Senior Vice President,  
Strategic Acquisitions



**Kim Perry**

Vice President, Design  
& Neighborhood  
Development



**Kyle Harris**

Interim Head of  
Master-Planned  
Communities



**Abby Kirkbride**

General Manager, Centerra

**Leadership  
Team**





ICE CREAM

COFFEE • PASTRIES

BURGERS

DRINK

**2023**

**Business for the Arts**

Colorado Business Committee for the Arts (CBCA)

**Top 50 Influential Leaders**

Troy McWhinney, BizWest

**2022**

**Platinum Award - Community Facility+Best in Mountain Region**

The Hub at Kinston, National Association of Home Builders (NAHB)

**Top Travel + Leisure Award**

#1 Hotel in Austin, Awarded to Austin Proper Hotel  
#4 Hotel in Denver, The Maven

**Sustainable Landscape Community Award**

Centerra: Colorado's first ALCC Sustainable Landscape Community designation

**2021**

**Strategic Partner Award**

Awarded to McWhinney Hyatt

**Americas Awards for Excellence**

Dairy Block  
Urban Land Institute (ULI)

**2019**

**Top Retail Landlord - Dairy Block**

Heavy Hitters in Commercial Real Estate by the Denver Metro Commercial Association of REALTORS (DMCAR)

**2018**

**Development Deal of the Year - Dairy Block**

Outstanding Achievement in Development by the National Association of Industrial & Office Properties (NAIOP)

**National Wildlife Federation**

Centerra named first Certified Wildlife Habitat Community in Colorado by NWF

Lakes at Centerra Lake Club  
National Association of Home Builders (NAHB)

**2016**

**Platinum Award for Community Facility**

Lakes at Centerra Lake Club  
National Association of Home Builders (NAHB)

**Best in Mountain Region**

Lakes at Centerra Lake Club  
National Association of Home Builders (NAHB)

**2015**

**Global Awards for Excellence**

Denver Union Station  
Awarded to Union Station Alliance  
Urban Land Institute (ULI)

**Development Deal of the Year**

Denver Union Station  
Awarded to Union Station Alliance  
National Association of Industrial & Office Properties (NAIOP)

**2014**

**Entrepreneur of the Year**

Award, Troy McWhinney  
Colorado State University Everitt Real Estate Center

**2011**

**Excellence in Landscape**

Grand Award—Centerra for Award Winning Project, Associated Landscape Contractors of Colorado

**2010**

**Excellence in Landscape**

Best use of color at Centerra  
Associated Landscape Contractors of Colorado

**Special District Association of Colorado**

(SDA) Collaboration Award  
SDA Honoree - Centerra Metropolitan Dis

**2009**

**Developer of the Year - Colorado**

National Association of Industrial and Office Properties (NAIOP)

**MS Hope Award**

National Multiple Sclerosis Society  
Colorado Chapter

**ASLA Professional Design Award**

Chapungu Sculpture Park and Planning & Urban Design, Centerra Natural Areas

**2009**

**Better Business Bureau Torch Award**

Northern Colorado and Wyoming Award, Best Business Ethics

**2008**

**50 Best Small and Medium**

Companies to Work in America  
Ranked #11 from the Society for Human Resource Management

**2007**

**Excellence in Landscape**

Centerra Metropolitan District and ValleyCrest  
Associated Landscape Contractors of Colorado

**Entrepreneur of the Year Award**

Chad McWhinney, Colorado State University - Everitt Real Estate Center

**50 Best Small and Medium Companies to Work in America**

Ranked #13  
Society for Human Resource Management

**2006**

**Office Building of the Year Award**

Rangeview One  
Denver Metro Building Owners & Managers Association (BOMA)

**Top Corporate Interior Design Project - Colorado**

Heska Corporate Headquarters  
American Society of Interior Designers (ASID)



DAIRY  
BLOCK



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