And together we will create it.
Partner with a company worthy of your dream.

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.

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

Whether it’s a large master-planned community, complex urban infill project, luxury multifamily apartment, inspiring industrial office, unique hotel, crafted retail or medical center, McWHINNEY will work with you to fulfill your dream in an enduring, awe-inspiring way.

CREATING EXCEPTIONAL PLACES

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
"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 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.”

Councilman Albus Brooks
Denver City Council President
The McWHINNEY Purpose and Promise

WE CREATE EXCEPTIONAL PLACES, ONE EXPERIENCE AT A TIME.
Whether that means creating sustainable communities with a true sense of place or building a single facility with state-of-the-art functionality, we put our clients—and the people who use our projects—first.

WE EXCEED EXPECTATIONS.
You have high expectations for your dreams. 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.

McWHINNEY has a 25-year history and strong track record of successfully delivering solutions for quality offices, corporate headquarters, medical, hospitality and residential space. Recognized for our financial stability, speed to market and exceptional service, McWHINNEY has developed more than 10 million square feet of space throughout the western United States.

McWHINNEY has developed catalytic, legendary places such as:

- **Union Station**
  Denver, Colorado
- **Dairy Block**
  Denver, Colorado
- **Centerra**
  Loveland, Colorado
- **Medical Center of the Rockies**
  Loveland, Colorado
- **Great Wolf Lodge Resort**
  Garden Grove, California
McWHINNEY develops vibrant multi-use projects, commercial, hospitality and thriving multifamily communities. We are also distinguished by our remarkable levels of service and offer complete real estate support services.

McWHINNEY services include

- Develop large-scale, multi-use projects
- Facilitate commercial, industrial and mixed-use development
- Acquire and invest in land and real estate ventures
- Manage and lease assets
- Participate in public-private partnerships with municipalities

McWHINNEY seeks to create exceptional gathering places that are unique, groundbreaking, walkable and interact with the existing landscape and infrastructure. We look for markets that have a unique flare 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.

“A combination of location, reputation, quality of buildings and amenities, landscaping and master planning, led us to the conclusion that partnering with McWHINNEY was the best choice for us.

They did everything from design to build out. McWHINNEY understands customer service, pays close attention to detail and gets what it takes to be successful, they’ve got that figured out.”

Alan Byers, former president,
Meyer Natural Angus Beef
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 1,700 units of apartment homes.

McWHINNEY lifestyle communities feature:
- A commitment to sustainability
- State-of-the-art community centers
- Ultimate indoor and outdoor amenity packages
- Interior designer 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

PORTFOLIO EXAMPLES

**CYCLE**
- 405 luxury apartment homes
- adjacent to Foothills Mall, near MAX line
- Walking distance to shopping, dining, entertainment
- Co-working space
- Outdoor event space, pool and game room

**Pinyon Pointe**
- 166 beautifully finished apartment homes
- Fitness Center, Clubhouse and pool
- Close to shopping, dining, entertainment
- Abundant open space
- Dog Park and Tot Lot

**Arbour Commons**
- 394 luxury apartment homes
- 29-acre site in Westminster, Colorado
- Public trail system, fitness club and media room
- Conference and gathering areas
- Indoor/outdoor event space, pool and game room

**The Trails at Timberline**
- 314 luxury apartment homes
- 16-acre site in Fort Collins, Colorado
- Public trail system, indoor bowling alley and fitness club
- Conference and gathering areas
- Indoor/outdoor event space, pool and golf simulator

**Arbour Square**
- 300 luxury apartment homes
- 7-acre site in Westminster, Colorado
- 8,000 square-foot welcome center
- Fitness facility, theater and media room
- Conference and gathering areas
- Indoor/outdoor event space and pool

For more, visit mcwhinney.com.
COMMERCIAL CAPABILITIES

McWHINNEY has developed more than four-million square feet of commercial space and offers a full suite of commercial investment development, along with management services.

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

PORTFOLIO EXAMPLES

- **Denver’s Union Station**, a 22,000 square-foot urban transit center, commonly referred to as “Denver’s Living Room”
- **Dairy Block**, a 550,000 square-foot full city block of office space, crafted retail, an activated retail alley and a hotel.
- **Medical Center of the Rockies**, a 165,000-square-foot regional medical center with 135-beds
- **Constant Contact**, a 50,000-square-foot customer service call center
- **CSG International**, a 208,000-square-foot Class-A tech solutions provider in two buildings
- **JBS Swift & Company**, a 134,000-square-foot corporate headquarters
- **The Promenade Shops at Centerra**, a 700,000-square-foot outdoor lifestyle center
- **The Marketplace at Centerra**, the largest contiguous power center in Northern Colorado
- **Van de Water**, a 370-acre mixed-use community anchored by Lowe’s and Kohl’s
- **Motorplex at Centerra**, a 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**, a five-building, 285,000-square-foot lake-front complex in Loveland, Colorado
“You’ll see people running on paths, heading over to the fitness center, people out walking their dog and enjoying it a lot. The difference in this location today is because of the infrastructure, the location, transportation and then the marrying of natural space, environment friendly design, views, 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

PORTFOLIO EXAMPLES

DAIRY BLOCK
• 550,000 square-foot mixed-use office, retail and hospitality development in lower downtown Denver, Colorado
• Flexible floor plates up to 45,000 square feet
• State-of-the-art conference facility and on-site fitness center with leading-edge technology
• Independent hotel, inspired restaurants and curated retail
• Activated retail alley
• Secure access
• LEED Gold Certified planning

CENTERRA
• Site entries with award-winning landscaping
• Visually inviting, state-of-the-art exteriors
• Walk-able and bike-able lifestyle
• Trail system with open spaces and natural ecosystems
• 275 acres of lakes and managed wetlands
• 26-acre Chapungu Sculpture Park
• Annual community event programming
• Nearby health club, restaurants, hotels and retail
• Pre-K through 8-grade STEAM school with nearby high school
• UCHealth-Medical Center of the Rockies, a regional hospital

BASELINE
Baseline will be a vibrant 1,100-acre mixed-use community incorporating a balance of urban connectivity, natural open space, and plenty of amenities for a mix of urban and healthy living. This project will focus on:
• Protecting the regions ecology
• Prioritizing public spaces
• Propelling ideas and improvements
CASE STUDY
The redevelopment of Denver’s 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 to bring 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 included Sage Hospitality, REGen LLC, Larimer Associates and Dana Crawford-Urban Neighborhoods.

For more, visit mcwhinney.com.
McWHINNEY and its hospitality partners have responded to growing market needs throughout the West and co-developed more than 2,500 hotel rooms in Loveland, Denver, Anaheim 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

PORTFOLIO EXAMPLES

PORTLAND AC HOTEL
Portland, Oregon
• 204 rooms
• 13-story Marriott-branded property
• Meeting and business services and fitness center
• Curated art and sculpture

THE ELIZABETH HOTEL
Fort Collins, Colorado
• 164 guest rooms
• 117,664 total square feet with 3,900 square feet of retail and 3,400 square feet of meeting and conference space
• Parking garage with 323 spaces
• On-site restaurant, rooftop and lobby bars

GREAT WOLF RESORT
Anaheim, California
• 603-room, 12-acre indoor water park resort
• 20,000 square feet of conference center
• On-site restaurants and activities

CRAWFORD HOTEL
Denver, Colorado
• 112-room independent hotel with three room types
• On site restaurants, retail and public transportation
• Meeting space, nearby fitness center and spa
• Room service
CASE STUDY
The Maven at Dairy Block, a vibrant independent hotel concept 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.

Opening in late 2017, the “activated alley” will be 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 exhibits 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.

“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
Sage Hospitality CEO
Who We Are

Chad McWhinney
Chief Executive Officer and Co-Founder

Troy McWhinney
Chief Investment Officer and Co-Founder

Julie Den Herder
Chief Accounting and Administrative Officer

Dave Johnstone
Chief Investment Officer - Hospitality

Peter Lauener
President

John Montaquila
Chief Financial Officer

Tom Martin
Vice President of Commercial Properties

Mike Warren
Senior Vice President, General Counsel

Joshua Kane
Vice President of Finance

David Jaudes
Vice President of Multifamily Development

David Crowder
Vice President of Community Development/GM Centerra

Kyle Harris
Vice President of Community Development/GM Baseline
### Awards

<table>
<thead>
<tr>
<th>Year</th>
<th>Award Description</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>2019</td>
<td><strong>Top Retail Landlord - Dairy Block</strong></td>
<td>Heavy Hitters in Commercial Real Estate by the Denver Metro Commercial Association of REALTORS (DMCAR)</td>
</tr>
<tr>
<td>2018</td>
<td><strong>Development Deal of the Year - Dairy Block</strong></td>
<td>Outstanding Achievement in Development by the National Association of Industrial &amp; Office Properties (NAIOP)</td>
</tr>
<tr>
<td></td>
<td><strong>National Wildlife Federation</strong></td>
<td>Centerra named first Certified Wildlife Habitat Community in Colorado by NWF</td>
</tr>
<tr>
<td>2016</td>
<td><strong>Platinum Award for Community Facility</strong></td>
<td>Lakes at Centerra Lake Club National Association of Home Builders (NAHB)</td>
</tr>
<tr>
<td></td>
<td><strong>Best in Mountain Region</strong></td>
<td>Lakes at Centerra Lake Club National Association of Home Builders (NAHB)</td>
</tr>
<tr>
<td>2015</td>
<td><strong>Global Awards for Excellence</strong></td>
<td>Denver Union Station Awarded to Union Station Alliance Urban Land Institute (ULI)</td>
</tr>
<tr>
<td></td>
<td><strong>Development Deal of the Year</strong></td>
<td>Denver Union Station Awarded to Union Station Alliance National Association of Industrial &amp; Office Properties (NAIOP)</td>
</tr>
<tr>
<td>2014</td>
<td><strong>Entrepreneur of the Year Award</strong></td>
<td>Troy McWhinney Colorado State University Everitt Real Estate Center</td>
</tr>
<tr>
<td>2011</td>
<td><strong>Excellence in Landscape Grand Award—Centerra</strong></td>
<td>Centerra for Award Winning Project, Associated Landscape Contractors of Colorado</td>
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<td></td>
<td><strong>Special District Association of Colorado</strong> (SDA) Collaboration Award</td>
<td>SDA Honoree - Centerra Metropolitan District</td>
</tr>
<tr>
<td>2010</td>
<td><strong>Excellence in Landscape</strong></td>
<td>Best use of color at Centerra Associated Landscape Contractors of Colorado</td>
</tr>
<tr>
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<td><strong>Entrepreneur of the Year Award</strong></td>
<td>Chad McWhinney Colorado State University Everitt Real Estate Center</td>
</tr>
<tr>
<td>2008</td>
<td><strong>50 Best Small and Medium Companies to Work in America</strong></td>
<td>Ranked #11 from the Society for Human Resource Management</td>
</tr>
<tr>
<td>2007</td>
<td><strong>Excellence in Landscape</strong></td>
<td>Centerra Metropolitan District and ValleyCrest Associated Landscape Contractors of Colorado</td>
</tr>
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<td><strong>Entrepreneur of the Year Award</strong></td>
<td>Chad McWhinney Colorado State University Everitt Real Estate Center</td>
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<tr>
<td>2006</td>
<td><strong>Office Building of the Year Award</strong></td>
<td>Rangeview One Denver Metro Building Owners &amp; Managers Association (BOMA)</td>
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<td></td>
<td><strong>Top Corporate Interior Design Project - Colorado</strong></td>
<td>Heska Corporate Headquarters American Society of Interior Designers (ASID)</td>
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<td></td>
<td><strong>MS Hope Award</strong></td>
<td>National Multiple Sclerosis Society Colorado Chapter</td>
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<tr>
<td>2005</td>
<td><strong>ASLA Professional Design Award</strong></td>
<td>Chapungu Sculpture Park and Planning &amp; Urban Design Centerra Natural Areas</td>
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<tr>
<td>2004</td>
<td><strong>Better Business Bureau Torch Award</strong></td>
<td>Northern Colorado and Wyoming Award, Best Business Ethics</td>
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