

BASELINE

Industry

CBRE

152,761 TOTAL SF OF INDUSTRIAL SPACE AVAILABLE



Can your place of business be a competitive advantage?

WELCOME TO BASELINE

A new district at the intersection of urban life and outdoor adventure that will complete the Denver/Boulder triangle.

It's designed for people who are social by nature, who value experiences over things, and who regularly gaze west towards the Rockies to remind themselves why they live in Colorado. A mix of businesses and amenities coming online will make it possible to go for a ride or trail run, grab a cappuccino at your favorite café, pick up some fresh flowers, walk to lunch, scale a climbing wall, and meet for live music at happy hour, all in the course of a work day. It's a lifestyle that could help in recruiting and retaining top talent.

Baseline is destined to be the region's new economic center ... a new place to live and work in Broomfield, Colorado.

Completing the Denver/Boulder triangle



A NEW CENTER OF GRAVITY

At the junction of Baseline Road, I-25, E-470 and the Northwest Parkway, the location is ideal. Providing easy access to the heart of Boulder and the mountains beyond, downtown Denver and DIA. Mass transit will further strengthen these connections in the near future.

Map is not to scale and is intended for informational and illustrative purposes only. Plans, uses, zoning, amenities, features, availability, acreage, sizes, dates, vehicle counts, listed owners/tenants, and other elements are subject to change by McWhinney Real Estate Services, Inc. or its affiliates without notice, and shall not be relied upon. April 2019



20 MINUTES
DOWNTOWN DENVER



25 MINUTES
DOWNTOWN BOULDER



25 MINUTES
DENVER INTERNATIONAL AIRPORT



30 MINUTES
FOOTHILLS HIKING & BIKING TRAILS



60 MINUTES
CLOSEST SKI RESORT



70 MINUTES
ROCKY MOUNTAIN NATIONAL PARK

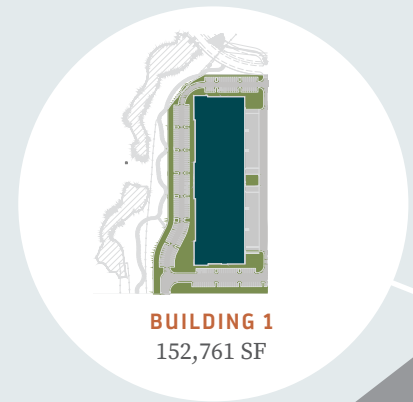


40 MINUTES
DENVER TECH CENTER



25-90 MINUTES
HIGHER EDUCATION
(CU Boulder, CU Denver, Univ. of Northern Colorado, University of Denver, Colorado State University)

We invite you to be a part of all the good things happening here.



PROPOSED BUILDING & SITE PLAN



| | |
|-------------------------|---|
| CORE & SHELL | Q2-2018 |
| BUILDING AREA | 152,761 SF – divisible |
| SITE SIZE | 9.0 acres |
| LOADING | 20 dock high doors; 5 drive-in doors, possibility of adding 12 additional dock high doors |
| CLEAR HEIGHT | 24' |
| COLUMN SPACING | 52' x 50' |
| SPRINKLERS | ESFR sprinkler system |
| POWER | 277/480 volts, 3000 amps, 3 phase |
| PARKING | 244 spaces |
| EXPENSES | \$3.51/SF (estimate) |
| LEASE RATE | Negotiable |
| AREA FEATURES | Build-to-suit or speculative development opportunity. There will be an extensive network of biking trails, parks and other public spaces when completed. |

**For leasing information,
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