

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

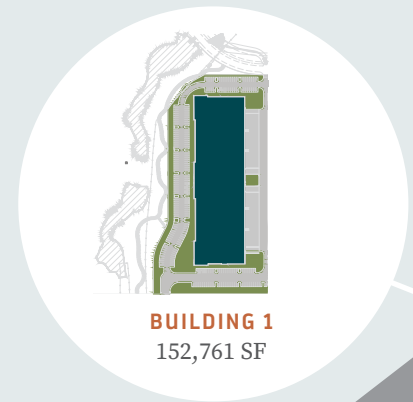


**40 MINUTES**  
DENVER TECH CENTER



**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**



<b>CORE &amp; SHELL</b>	Q2-2018
<b>BUILDING AREA</b>	152,761 SF – divisible
<b>SITE SIZE</b>	9.0 acres
<b>LOADING</b>	20 dock high doors; 5 drive-in doors, possibility of adding 12 additional dock high doors
<b>CLEAR HEIGHT</b>	24'
<b>COLUMN SPACING</b>	52' x 50'
<b>SPRINKLERS</b>	ESFR sprinkler system
<b>POWER</b>	277/480 volts, 3000 amps, 3 phase
<b>PARKING</b>	244 spaces
<b>EXPENSES</b>	\$3.51/SF (estimate)
<b>LEASE RATE</b>	Negotiable
<b>AREA FEATURES</b>	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,  
please contact:**

**JIM BOLT**

Executive Vice President  
720.528.6310  
james.bolt@cbre.com

**JEREMY KRONER**

Vice President  
303.264.1916  
jeremy.kroner@cbre.com

**FRANK KELLEY**

Senior Vice President  
720.528.6344  
frank.kelley@cbre.com



CBRE, Inc. | 8390 East Crescent Parkway, Suite 300 | Greenwood Village, CO 80111 | 720.528.6300