

BASELINE

Office

OFFICE SPACE AVAILABLE FOR LEASE

Can your place of business be a competitive advantage?



The way people work is changing. Offices are more collaborative. More flexible. More highly connected than ever before.

Now, a workspace is anywhere you can take a laptop. A meeting space is anywhere you have Wi-Fi. And productivity isn't measured in hours but in ideas. We're designing the next-generation of Class-A, LEED-certified, build-to-suit professional spaces. With new ways to work, think, meet and grow your business. Surrounded by a highly educated talent pool. In a community where people want to be.

WELCOME TO BASELINE

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

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

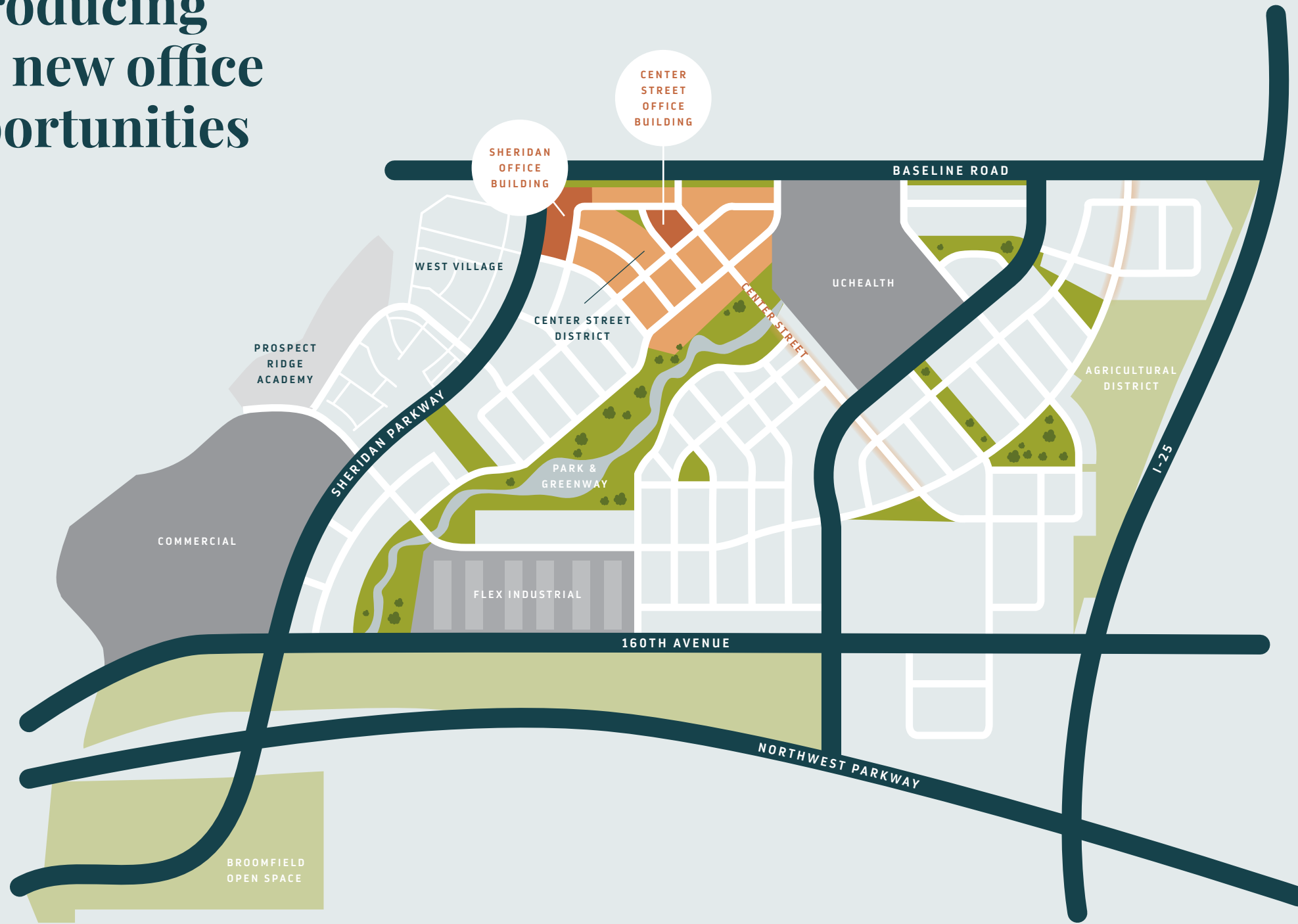


40 MINUTES
DENVER TECH CENTER



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

Introducing two new office opportunities



CHOOSE THE SPACE THAT'S RIGHT FOR YOU AND YOUR BUSINESS



CENTER STREET OFFICE BUILDING

Located in the heart of Baseline, on Center Street

180,000 SF TOTAL

75,000 SF of available office space for lease

12,000 SF of retail available for lease on the first floor



SHERIDAN OFFICE BUILDING

Easy access from Highway 7 (Baseline Road)

150,000 SF TOTAL

of available office space for lease

**For leasing information,
please contact:**

J. DAVID HART

Executive Managing Director
Newark Grubb Knight Frank
303.260.4367
dhart@ngkf.com



McWHINNEY

1800 Wazee St, Suite 200 | Denver, CO 80202 | 720.360.4700

The information contained in this brochure is for general information purposes only and is subject to change by McWhinney Real Estate Services, Inc. or its affiliates without notice. While we endeavor to keep this information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, suitability or availability with respect to the information or related graphics contained in this brochure. Any reproduction or use of this material without the written consent of McWhinney Real Estate Services, Inc. is prohibited. April 2019