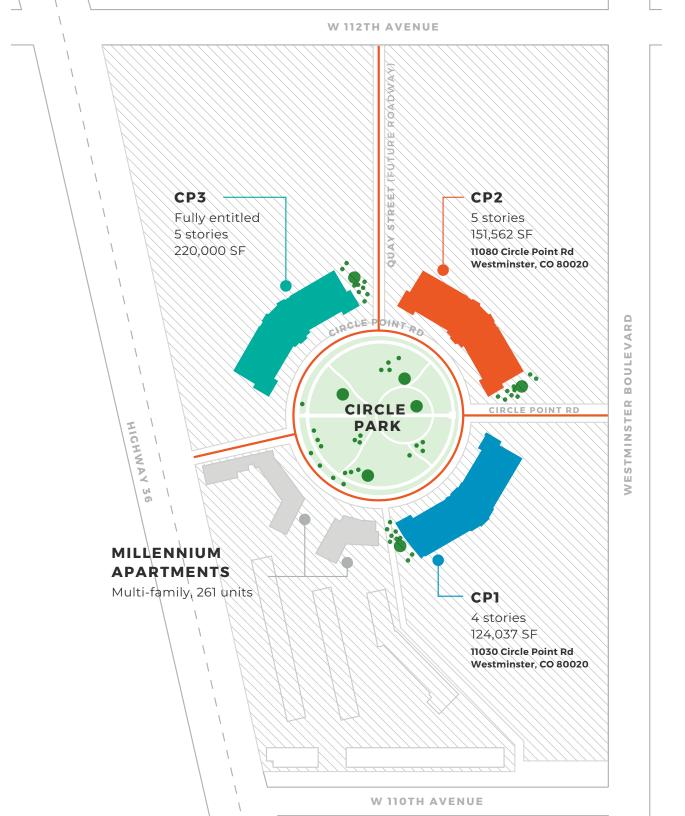
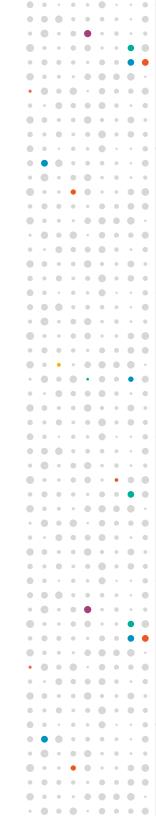




11030 + 11080 Circle Point Rd. Westminster, CO 80021





# THE CAMPUS LOCATION AMENITIES THE CAFÉ FITNESS AVAILABILITIES FUTURE PLANS CONTACT

## A HIGH-TECH BUSINESS CAMPUS DESIGNED TO ENERGIZE A RETURN TO THE OFFICE

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Circlepoint offers commercial, residential and recreational facilities unlike anything outside of the urban core. Home to a variety of creative tech industries and some of Colorado's largest employers with newly modernized amenity spaces.

## CIRCLEPOINT 1 (CPI)

124,037 SF Class A office 100% leased

### CIRCLEPOINT 2 (CP2)

151,412 SF Class A office Space available Spec Suite 180, Spec Suite 230, Suite 340, Spec Suite 430

### **CIRCLEPOINT 3 (CP3)**

220,000 SF fully entitled, shovel-ready 18-20 months from lease commitment

### MARQ PROMENADE APARTMENTS

Multi-family residential, 261 units

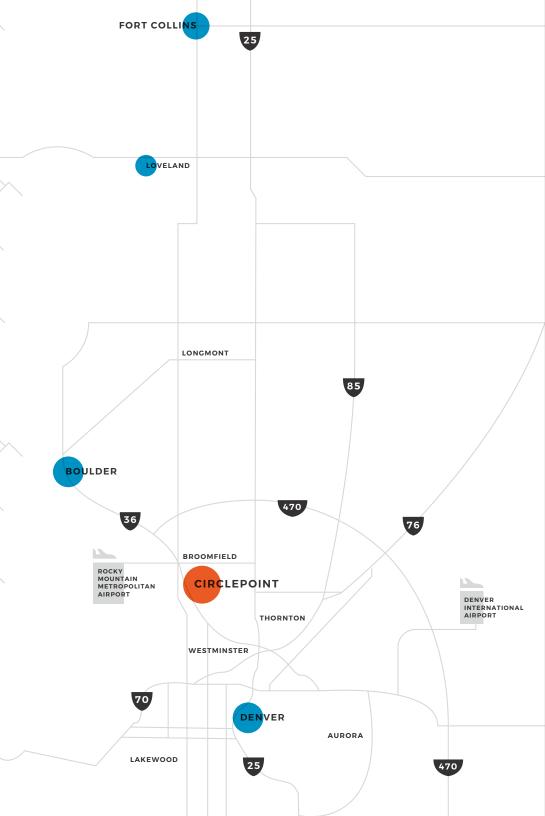
### CIRCLE PARK

3-acre campus wide recreation and picnic area

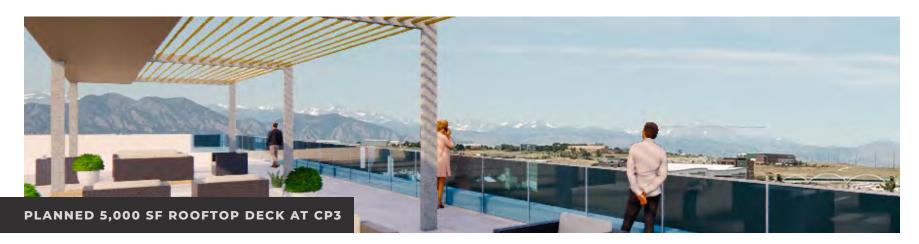
# VIEWS FOR DAYS

## VIEWS SO IMPRESSIVE YOU'LL FEEL LIKE YOU'VE BEEN ON VACATION

In a prominent position on U.S. Highway 36, Circlepoint boasts an enviable viewpoint of the Flatirons and a perfect, central location for Denver, Boulder and the surrounding areas. With easy freeway access, Circlepoint offers you an accessible and dynamic backdrop for work and play.

















# SPACE TO SPREAD OUT

## NEWLY UPGRADED AMENITY SPACES TO EXPAND YOUR OFFICE FOOTPRINT



- 1-1

\$1.6M investment in renovations made in 2020



Communal, exterior park and picnic area extends your office to the great outdoors



Redesigned and modernized tenant lounge and café with booth seating



Fitness studio with showers, lockers and bike storage



Variety of collaborative work and touchdown spaces in multiple locations



Tenant access to Marq Promenade Apartments' fitness center



Fresh food and beverage options from local provider, Serendipity



Available Spec Suites



# ONSITE CAFÉ

- Brought to you by local provider with hyper-focus on locally sourced ingredients
- Chef-driven menu: specializing in a diverse array of dietary requirements
- Non-GMO, organic dairy, organic beans used for a clean coffee and espresso program
- Software enabled ordering app: tenants can pre-order food and beverage items

### DEDICATED TO LOCAL



**Quality:** dedicated to using quality and responsibly sourced ingredients



**Sustainability:** committed to exceeding all environmental standards



**Community:** 1% of proceeds donated back to regenerative agriculture programs

# FITNESS EXCUSES OUT THE WINDOW

## YOGA IN THE CIRCLE, MILES OF TRAILS, AND A BRAND NEW FITNESS CENTER

Master-planned in collaboration with the City of Westminster park system, Circlepoint Campus is centered around 3 acres of green space with connections to miles of jogging and recreation trails. A standout along the Creative Corridor, you'll be running in the best circles.

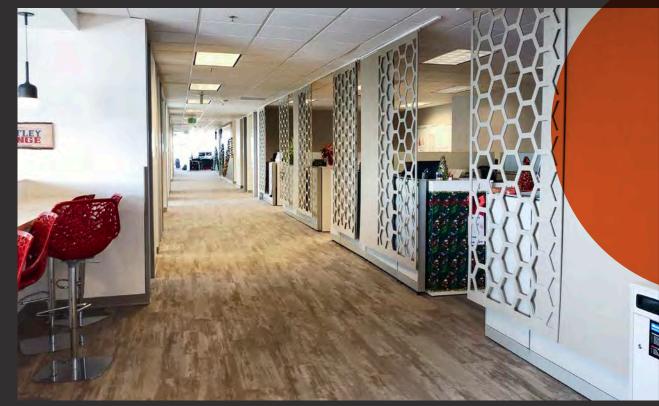














# ABILITY TO EXPAND TO 220,000 SF

## MODERN OFFICES—READY TODAY AND PRIMED FOR GROWTH TOMORROW



Spaces available from 2,200-220,000 SF



Ceiling heights from 10'-14'



Flooded with natural light, floor to ceiling glass windows and first class finishes



High speed fiber provided by Comcast, CenturyLink and Level 3



On-site parking with 4.3 spaces/1,000 SF

# WE ARE INVESTED IN THE FUTURE

## **CIRCLEPOINT 3**

- Shovel-ready, fully entitled
- 5-story, 220,000 SF Class A office
- Large floorplates, tenant lounge and conference rooms
- Rooftop deck with panoramic mountain views

### MARQ PROMENADE APARTMENTS

- 261 multi-family residential units with fitness amenities available to the entire campus
- 6,000 SF state-of-the-art gym and fitness room

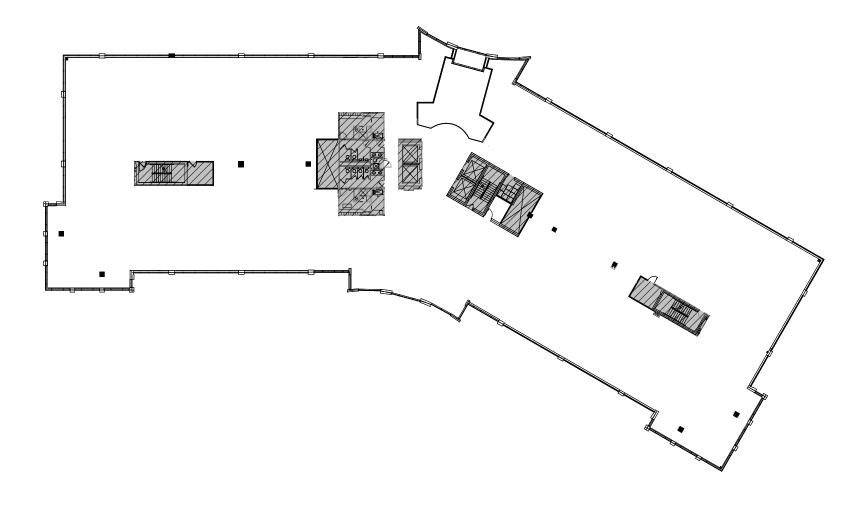
### CIRCLE PARK

- Upgraded outdoor amenities
- Outdoor Workstations
- Hanging Lounge
- Social Zone
- Sun Garden
- Patio Gathering Area











DAVID HART 303.260.4367 david.hart@nmrk.com

Click for Availabilities



1 MILLING





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