



**CIRCLEPOINT**  
CAMPUS

11030 & 11080 Circle Point Rd. Westminster, CO 80020

# BUSINESS CAMPUS

## CIRCLE POINT 1 (CP1)

[Suite 155](#) | 1,718 RSF

Full service cafe, tenant lounge, lockers, showers, on-site management, on-site engineering, secured bike storage, and a tenant lounge.



## CIRCLE POINT 2 (CP2)

[Suite 100](#) | 7,266 RSF

[Spec Suite 150](#) | 3,205 RSF

[Suite 320](#) | 8,178 RSF

[Spec Suite 420](#) | 3,103 RSF

Lockers & showers, and a common conference room.



## CIRCLE POINT 3 (CP3)

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



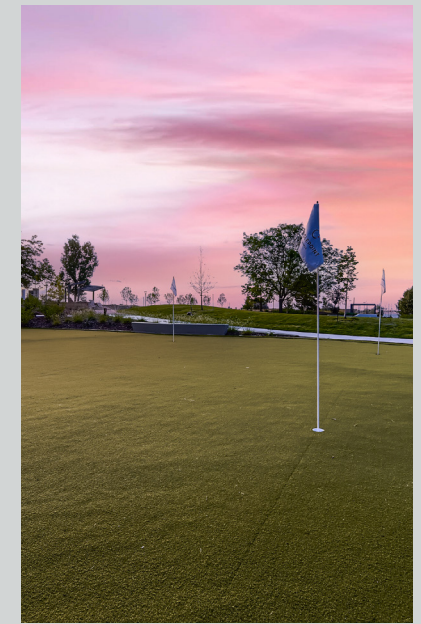
## MARQ PROMENADE APARTMENTS

Multi-family residential, 261 units Circle Point tenant access to 6,000 SF fitness center.

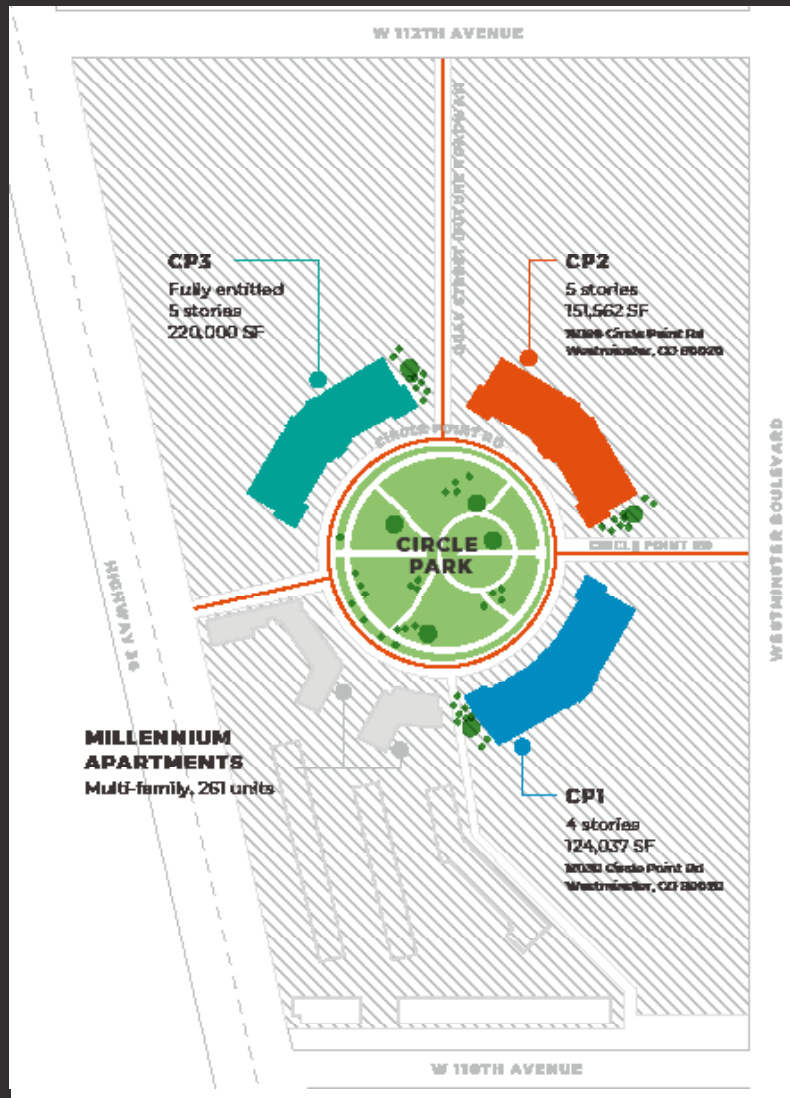


## CIRCLE PARK

3-acre campus wide recreation with picnic area, wifi enabled outdoor work station, patio, hanging lounge, social zone, putting green, corn hole, disc golf, and sun garden.



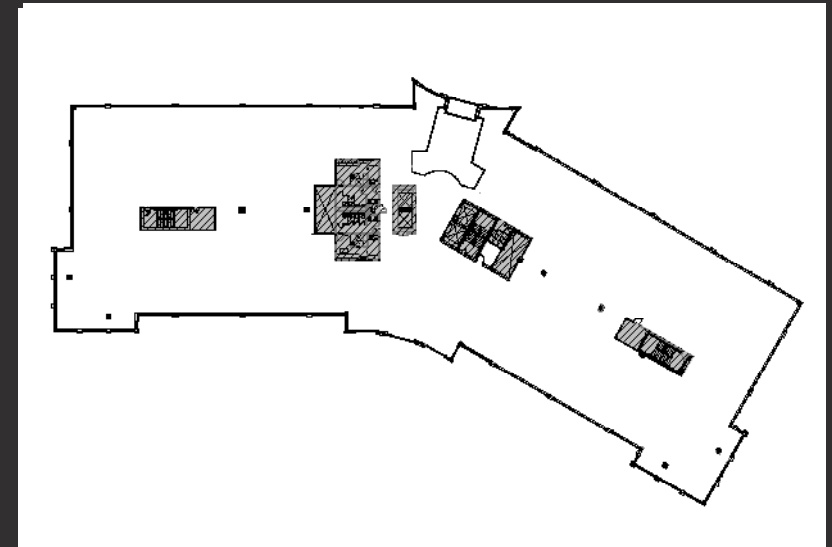
# MAP OF AREA



## HIGH-TECH BUSINESS CAMPUS

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

## TYPICAL FLOOR-PLATE



# INVESTED IN THE FUTURE



## CIRCLEPOINT 3

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



## MARQ PROMENADE

- 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
- WiFi enabled Outdoor Workstations
- Hanging Lounge
- Social Zone
- Sun Garden
- Patio Gathering Area
- Putting Green

# OUTDOORS

## VIEWS

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

- Front range Boulder Flatirons views
- Planned 5,000 sf rooftop deck at CP3
- Prominent location and visibility along Denver and Boulder corridor

## FITNESS

Master-planned in collaboration with the City of Westminster park system, Circle Point 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.

- Yoga in the circle, miles of trails, and a brand new fitness center



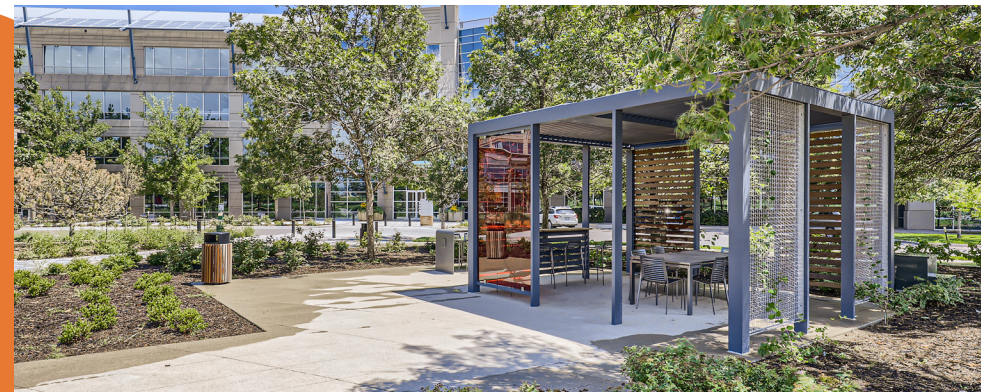
# SPACE TO SPREAD OUT MODERN OFFICES READY TODAY AND PRIMED FOR GROWTH TOMORROW.

## NEWLY UPGRADED AMENITY SPACES TO EXPAND YOUR OFFICE FOOTPRINT

- \$1.6M investment in renovations made in 2020
- Redesigned and modernized tenant lounge and café with booth seating
- Fresh food and beverage options from local provider, Serendipity
- Available Spec Suites
- Communal, exterior park and picnic area extends your office to the great outdoors
- Variety of collaborative work and touchdown spaces in multiple locations
- Tenant access to Marq Promenade Apartments' 6,000 SF fitness center
- Fitness studio with showers, lockers and bike storage

## ABILITY TO EXPAND TO 220,000 SF

- Spaces available from 1,700-220,000 SF
- Flooded with natural light, floor to ceiling glass windows and first class finishes
- On-site parking with 4.3 spaces/1,000 SF
- Ceiling heights from 10'-14'
- High speed fiber provided by Comcast, CenturyLink and Level 3



## ON-SITE CAFE



- 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 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



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