

# SUPERIOR POINTE

1000 & 1100 S. McCaslin Blvd  
Superior, Colorado  
Boulder County





North Building



South Building





#### LOCATION

1000 & 1100 S. McCaslin Blvd  
Superior, Colorado



#### BUILDINGS

2



#### PROPERTY SIZE

1000: 89,032 SF  
1100: 63,080 SF  
9' Ceiling Height



#### FLOORS

1000: 3  
1100: 2



#### PARKING

4/1,000 SF  
free surface parking



#### FIBER

Provided by Comcast

# Welcome to SUPERIOR POINTE

Located in Boulder County, Superior Pointe has excellent protected views of the Flatirons from a dramatic hilltop campus-like setting. It is adjacent to open space, trails and one-half mile to retail and restaurant amenities.

# Property FEATURES





AVAILABLE  
SPEC SUITES



UPCOMING  
AMENITY  
UPGRADES



UPSCALE  
LOBBIES



WALKING AND  
BIKING TRAILS



OUTDOOR  
PLAZA



COMMON  
AREAS



FREE  
PARKING



SHOWERS  
AND LOCKERS







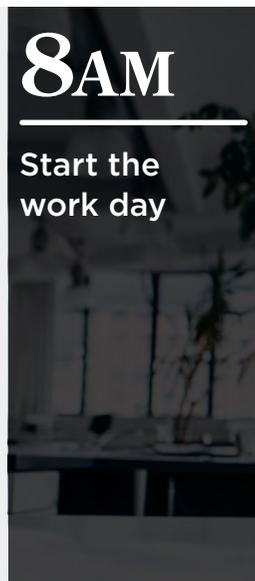


# RENOVATIONS PLANNED

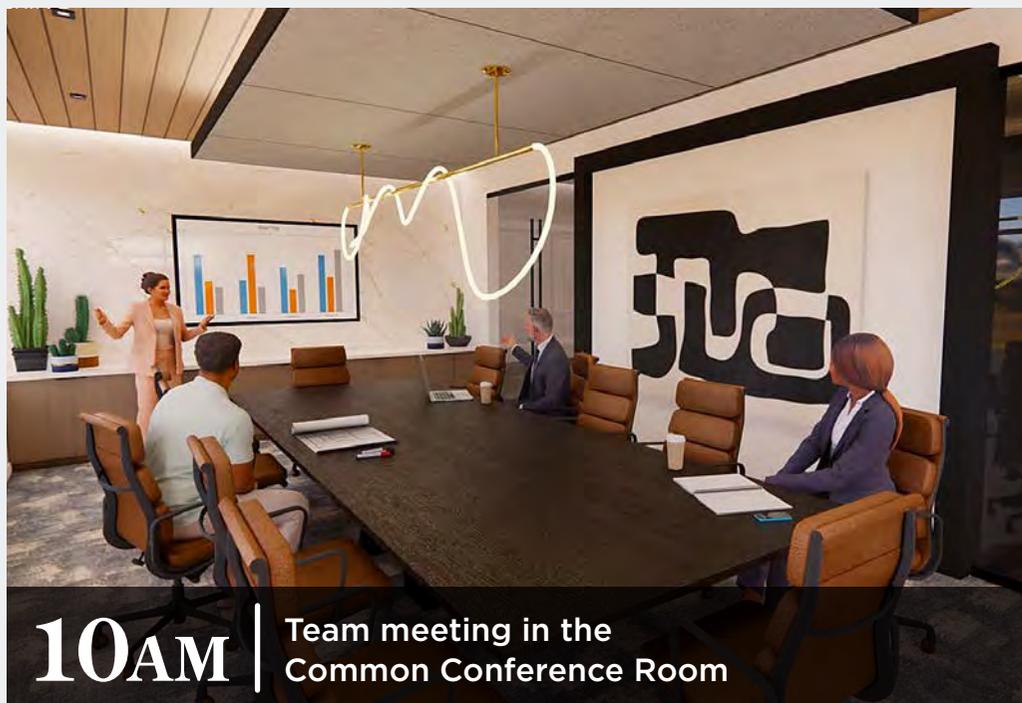




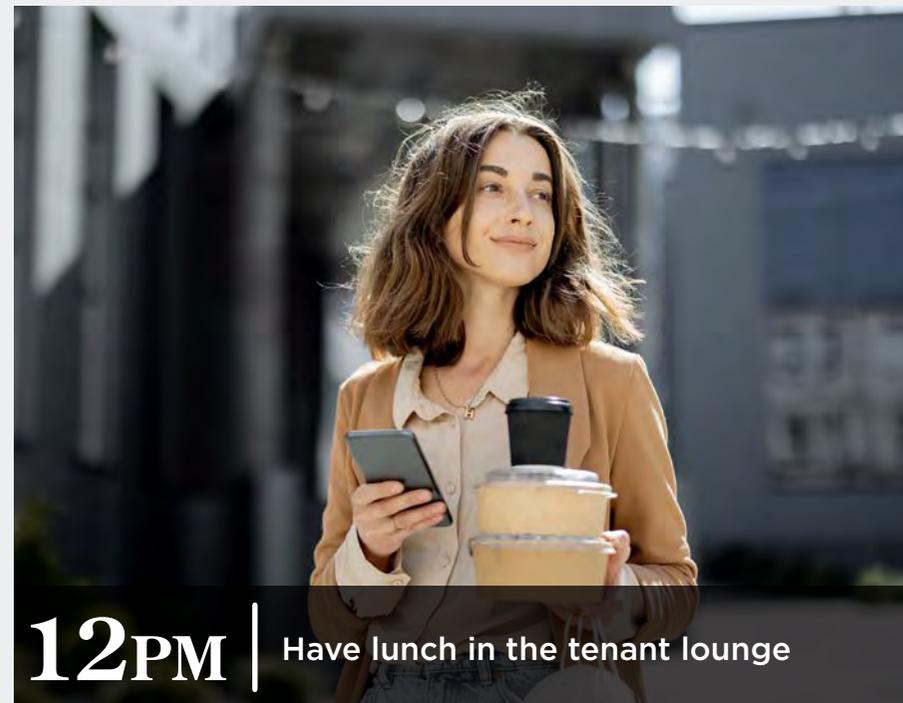
**7AM** | Morning workout in the fitness center



**8AM**  
Start the work day



**10AM** | Team meeting in the Common Conference Room

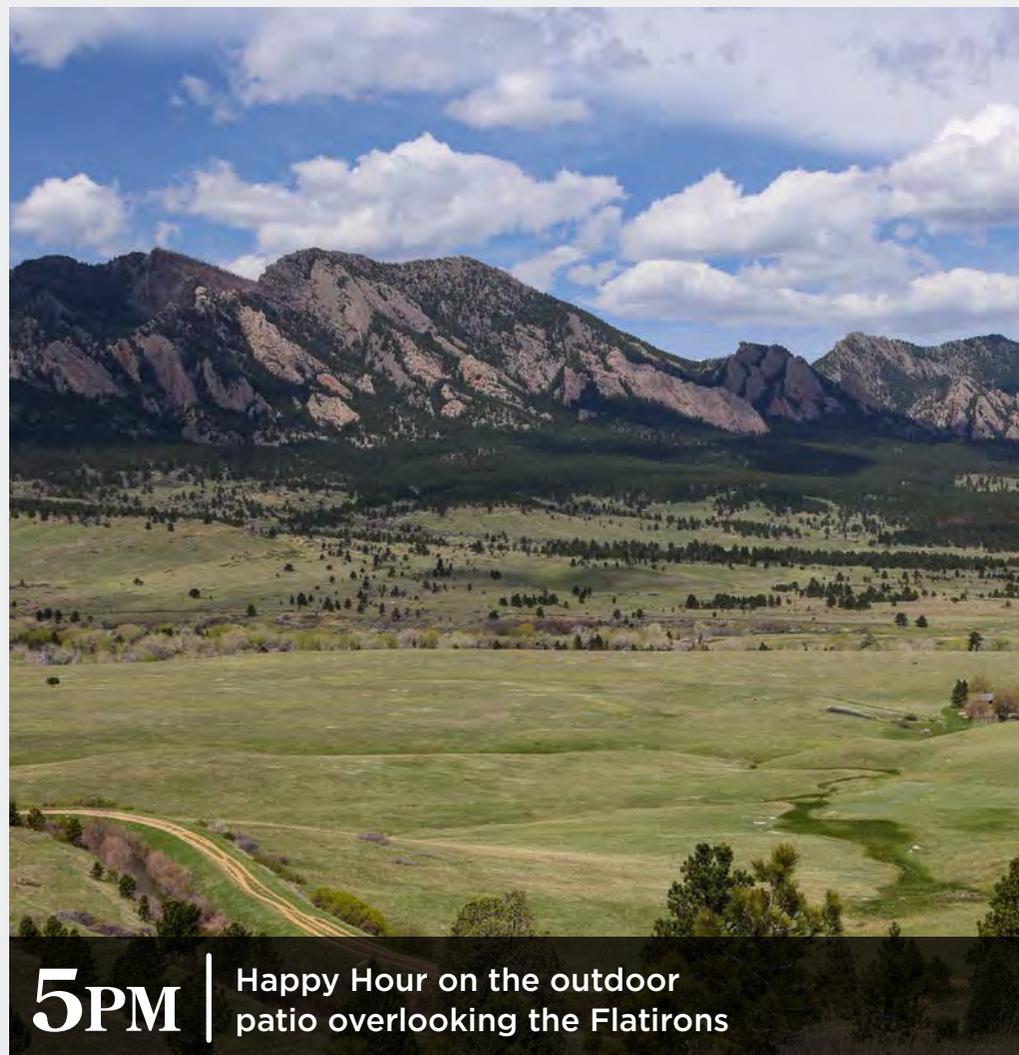


**12PM** | Have lunch in the tenant lounge



**2PM** | Afternoon walking meetings  
on the trail

A day at **SUPERIOR**  
POINTE



**5PM** | Happy Hour on the outdoor  
patio overlooking the Flatirons

**BOULDER**



**35 MILES OF BIKE/ HIKING TRAILS**

**640 ACRES OF PROTECTED OPEN SPACE**

**SUPERIOR POINTE**

**SUPERIOR**

**OERMAN-ROCHE TRAILHEAD**



**ROCK CREEK**

**36**

**COAL CREEK TRAIL**

**MAYHOFFER SINGLETREE TRAIL**

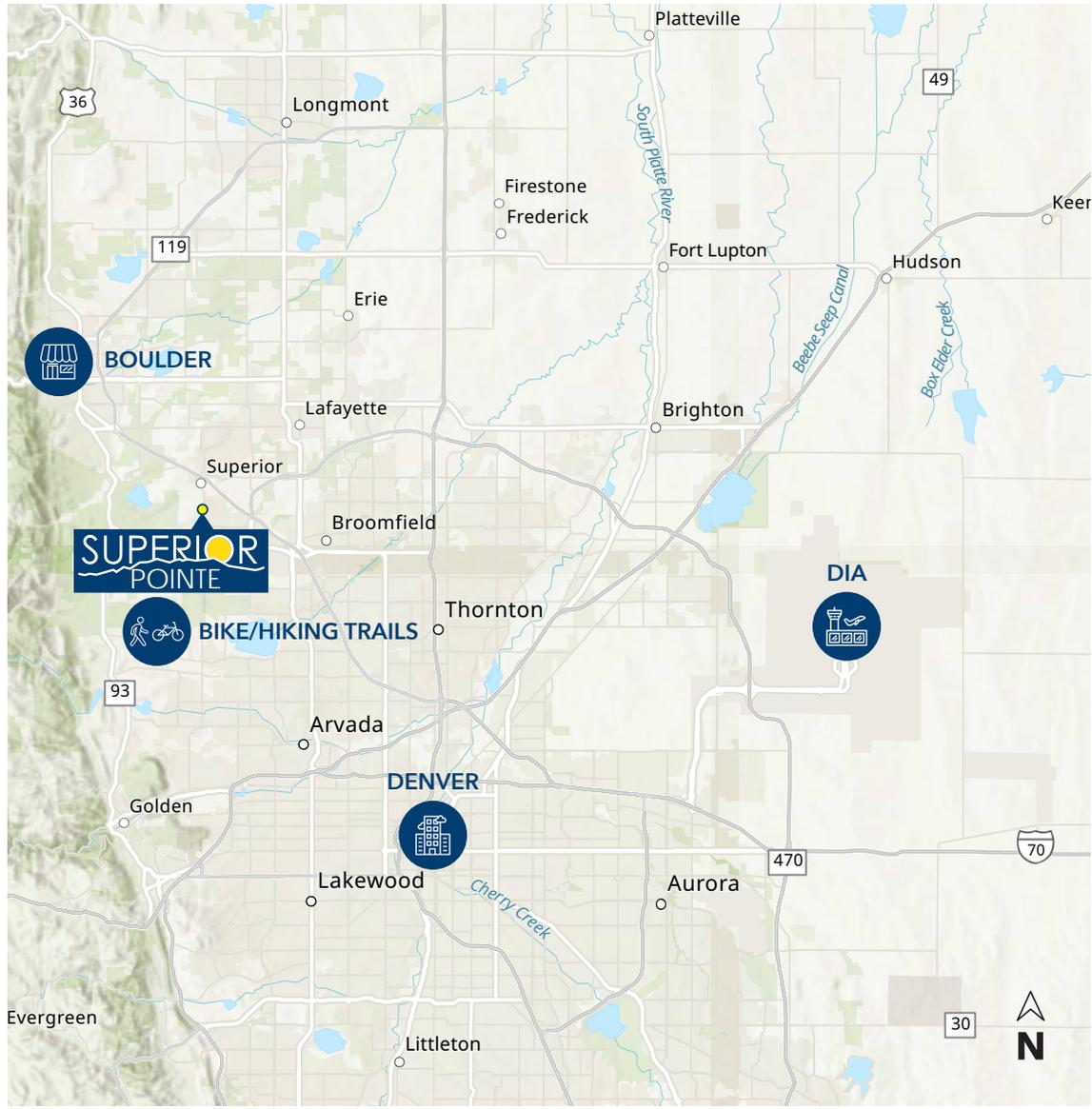
**MEADOWLARK TRAIL**

**MCCASLIN BLVD**



**LOUISVILLE**

**FLATIRON  
CROSSING  
5 MINUTES**



**35 MILES OF BIKE/  
HIKING TRAILS**  
30 SEC



**CU BOULDER**  
10 MIN



**BOULDER**  
13 MIN



**DENVER**  
30 MIN



**DIA**  
37 MIN



**ELDORA SKI RESORT**  
51 MIN

# Boulder County FAST FACTS



Colorado ranked  
**TOP 10**  
States for Millennials



Colorado ranked  
**TOP 5**  
Quality of Life



Colorado  
**#2**  
Largest Aerospace  
Economy



Colorado  
**#3**  
Largest Percentage of  
Millennial Population



Colorado  
**#3**  
High Tech Worker  
Concentration



# BOULDER COUNTY



**MEDIAN AGE**

37



**AVERAGE HOUSEHOLD INCOME**

\$117,554



**POPULATION GROWTH**  
OVER 37,621 OVER THE  
LAST 10 YEARS



**EMPLOYMENT RATE**

95.29%





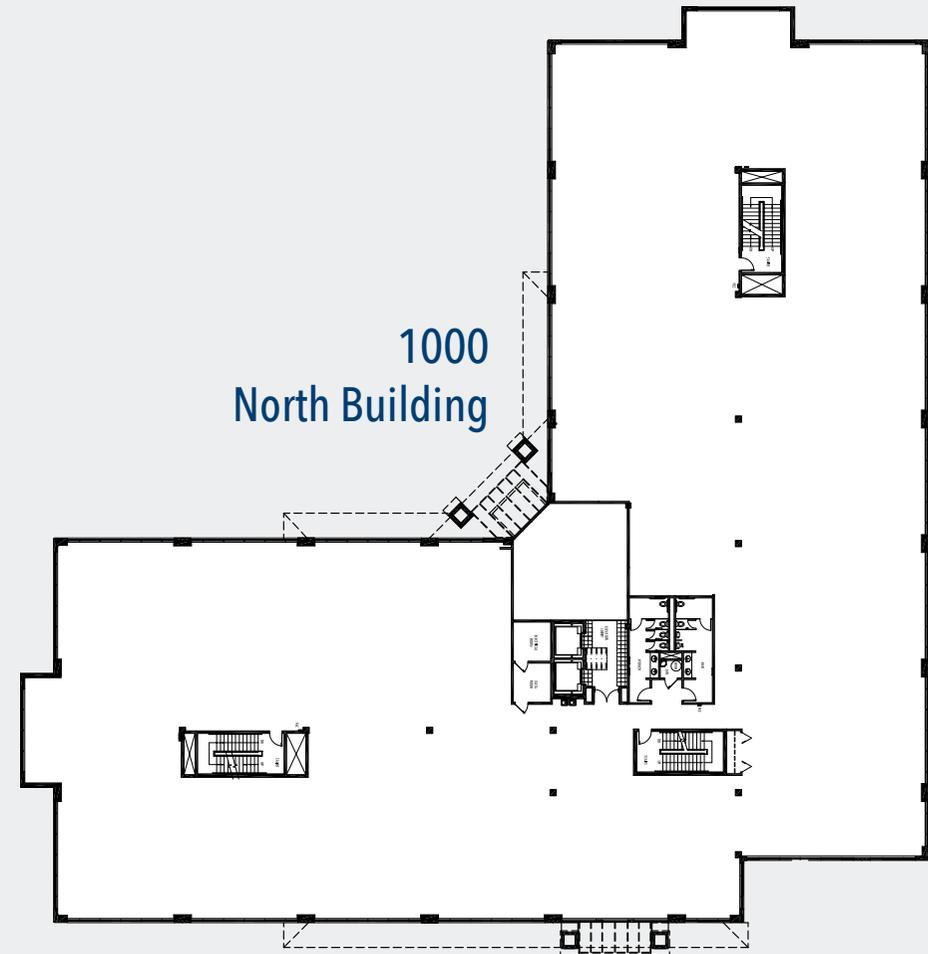
An abundance of young, skilled, and talented workers are driven to live, work, and study in Colorado due to the amazing quality of life and seemingly endless opportunities. As the largest university in Colorado, CU Boulder does its part to contribute to the well prepared and educated workforce.

- CU has generated over \$14.2 billion in revenue.
- 45% of its students come from out of state
- 65% of its students remain in Colorado after graduating
- Over 37,000 students



**BOULDER, CO**

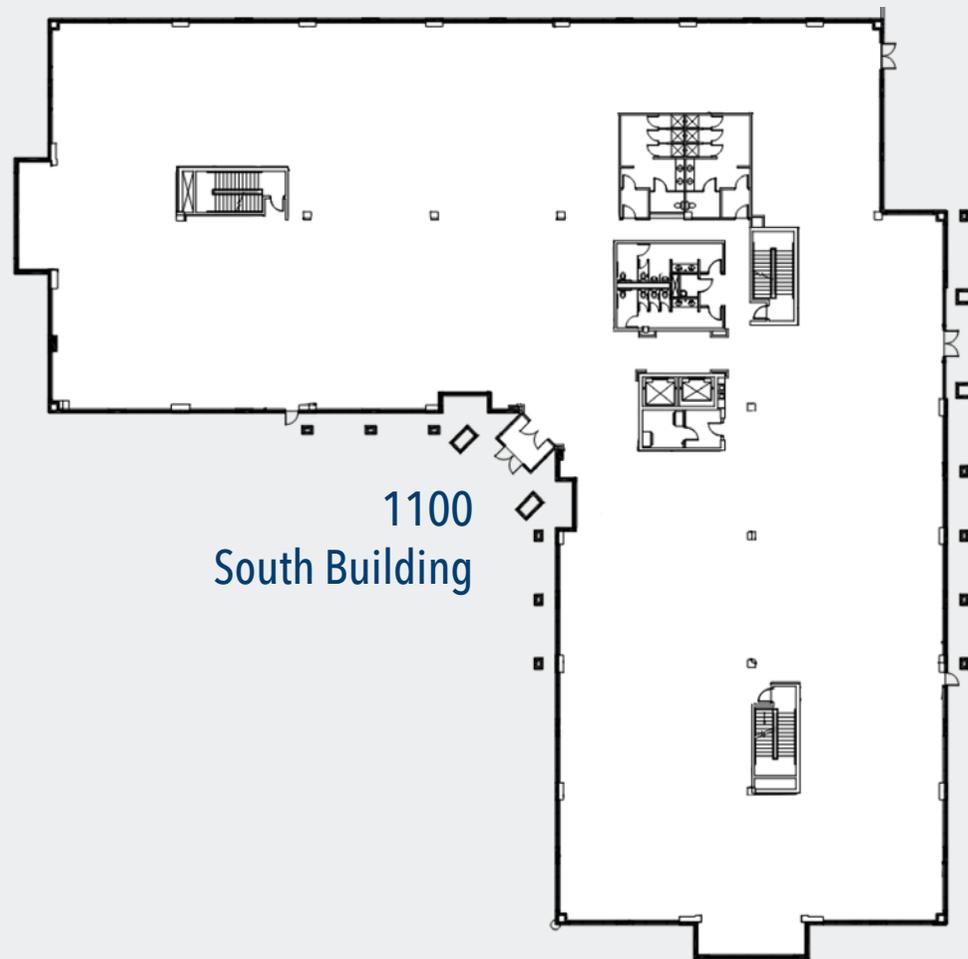
# Typical FLOOR PLATE



NOT TO SCALE



## 1000 NORTH BUILDING



1100  
South Building

NOT TO SCALE  
\*PLACEHOLDER FOR SPEC SUITE PHOTOS/RENDERINGS

# 1100 SOUTH BUILDING



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**NEWMARK**

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