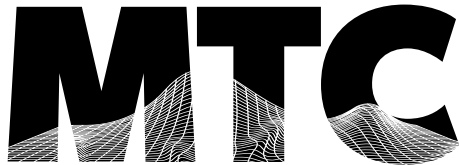


SINGLE-STORY LIFE SCIENCE / R&D / HIGH TECH PODS READY FOR TENANT IMPROVEMENTS!



A LIFE SCIENCES &
TECHNOLOGY CAMPUS

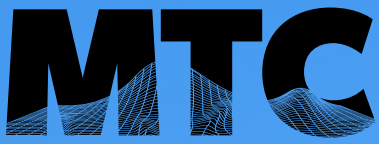
2452 CLOVER BASIN DRIVE
LONGMONT, COLORADO

BREG CLOVER BASIN, LLC
a joint venture between

Broe
Real Estate Group

ALVAREZ & MARSAL
CAPITAL REAL ESTATE

CBRE



A LIFE SCIENCES &
TECHNOLOGY CAMPUS

A lifestyle-centric & amenity-rich campus, capable of meeting the most exacting demands, uniquely available in the market at MTC.



MAX TECH CENTER

BREG Clover Basin, LLC is pleased to present MTC - offering endless possibilities for companies looking to elevate their business profile through a completely customizable life science and technology campus in Longmont, Colorado.





















The 24-acre campus offers 475,000± SF of space with in place infrastructure tailored to meet the stringent requirements associated with life sciences, R&D, and/or technology-related uses. The existing structure is easily demisable to suit a variety of tenant sizes. Located in Boulder County, MTC is ideally located in an amenity-rich area to help attract and retain the best and brightest life sciences talent from the Boulder and Denver metro areas.

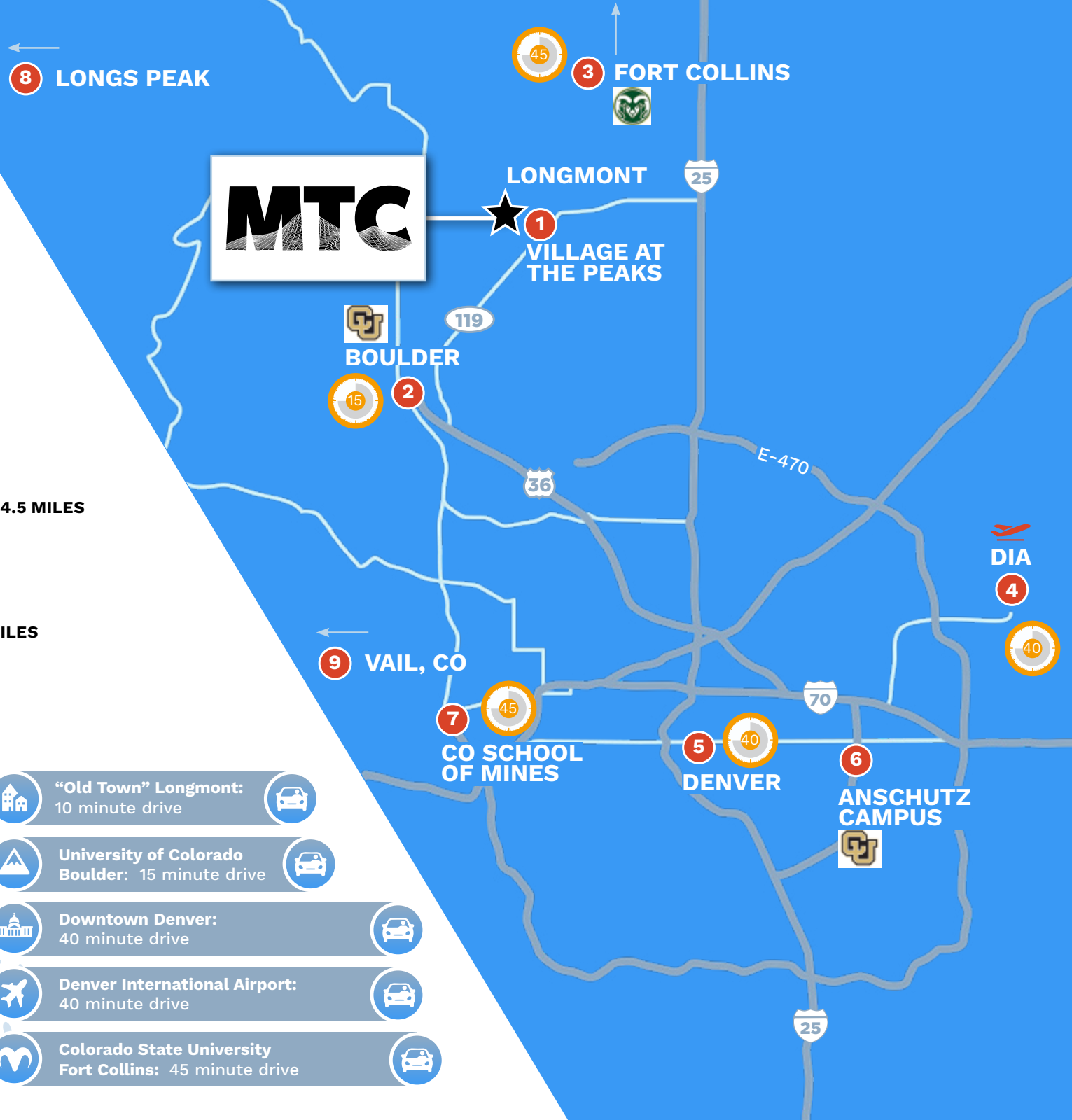


LOCATION

Easy access to unique & affordable neighborhoods, as well as the type of high-quality amenities so in demand by today's target workforce.

- 1** VILLAGE AT THE PEAKS: **2 MINUTES**
- 2** BOULDER: **15 MILES**
- 3** FORT COLLINS: **33 MILES**
- 4** DENVER INTERNATIONAL AIRPORT: **44.5 MILES**
- 5** DENVER: **34 MILES**
- 6** ANSCHUTZ CAMPUS: **37 MILES**
- 7** COLORADO SCHOOL OF MINES: **33 MILES**
- 8** LONGS PEAK: **40 MILES**
- 9** VAIL: **114 MILES**

- | | | | |
|---|---|---|---|
|  Fitness Center:
On-Site Amenity |  |  "Old Town" Longmont:
10 minute drive |  |
|  Lounge & Coffee Bar:
On-Site Amenity |  |  University of Colorado Boulder:
15 minute drive |  |
|  Village at the Peaks:
10 minute walk |  |  Downtown Denver:
40 minute drive |  |
|  Desirable Housing:
10 minute drive |  |  Denver International Airport:
40 minute drive |  |
|  Hotels: 4+ within a
10 minute drive |  |  Colorado State University Fort Collins:
45 minute drive |  |





Scan or Click to View The Max Tech Center Website



PROPERTY HIGHLIGHTS:

- » Full repositioning to best in class Life Science / R&D / High Tech Campus (projected completion January 2023)
- » Highly amenitized common areas:
 - » Over 20,000 SF of common court yard
 - » Over 30,000 SF of private tenant specific outdoor courtyard and patios
 - » High-end, 6,000+ SF modern fitness center
 - » 10,000 SF of shared tenant lounge with coffee bar and conference facilities
- » Ceiling heights: 14' 8" to 19' 4" throughout
- » Abundance of single-story space allowing for individual tenant entrances and ability to create corporate identity
- » Six (6) dock high loading doors (with the ability to expand)
- » Building Utilities:
 - » Water: City of Longmont - 3" water line to building with a capacity of 230,400 GPD, each "pod" also has a 1 1/2" domestic water line
 - » Sewer: City of Longmont - 6" sewer line to building, and 2-story "spine" has 2 sewer lines (one north and one south)
 - » Gas: Xcel Energy - 2 lb gas to three 2" meters
- » New roof - 2022 install
- » Power:
 - » Six (6) incoming utility transfers
 - » 8MW of power, nearby capacity to expand to >25MW



POWER

Longmont Power & Communications electric rates are among the lowest in Colorado and the nation.

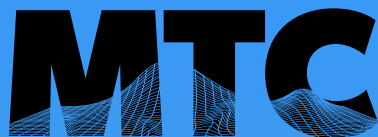
28% below average cost in Colorado



CONNECTIVITY

NextLight internet speeds are the fastest in the country (standard speed up to 1 gbps).

~30% less cost than Comcast or CenturyLink average



A LIFE SCIENCES & TECHNOLOGY CAMPUS

2452 Clover Basin Drive
Longmont, Colorado

AVAILABLE SIZE (SF):

- POD A: 77,197 SF
- POD B: 55,804 SF
- POD D: 66,716 SF
- POD E: 67,942 SF

AVAILABILITY:
Immediate

RENTAL RATE:
Negotiable

SITE PLAN



KEY

Available Size (SF):
 Pod A: 77,197 SF
 Pod B: 55,804 SF
 Pod D: 66,716 SF
 Pod E: 67,942 SF

- E** ENTRANCE
- P** PRIVATE OUTDOOR PATIO
- O** MTC OUTDOOR AMENITY
- 16,000± SF** LOUNGE, COFFEE BAR & FITNESS CENTER

TOTAL PARKING:
1,336 stalls
 (including 87 on Trade Center Avenue)



DESIRABLE TALENT POOL WITH LIFE SCIENCE FOCUS...

TAP INTO ONE OF THE MOST IN-DEMAND WORKFORCES IN THE COUNTRY



>50% of area employment is provided by advanced technology companies. **Access to top tech talent.**



72% of Boulder County residents have a bachelor's degree or higher. **Hire from one of the most highly educated talent pools in the nation.**



2.3% employment growth compared to 1.5% national average. **Benefit from strong economic conditions.**



4 top-ranked bioscience programs at CU Boulder, CSU, University of Denver and CU Denver.



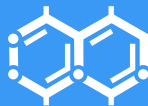
100,000+ students enrolled at CU Boulder, DU, CSU, MSU Denver, Front Range Community College and more! **Recruit from an esteemed network of colleges & universities.**



Denver is one of the 5 Cities in the Nation Emerging As Future Hubs For Life Sciences Development



+15% employment growth in this sector in the last five years.



One of the fastest-growing life sciences markets in the nation.



>30,000 bioscience jobs in Colorado.

WHAT'S HAPPENING IN LIFE SCIENCE?

Demand for new lab space is more than double the available supply in Denver area. In the Denver-Boulder area, over 35 tenants are seeking nearly 1.5 million SF of lab space, compared to a construction pipeline of 635,000 SF.

\$2.4 billion of venture capital in metro Denver was directed to life sciences companies, a record high for the market.

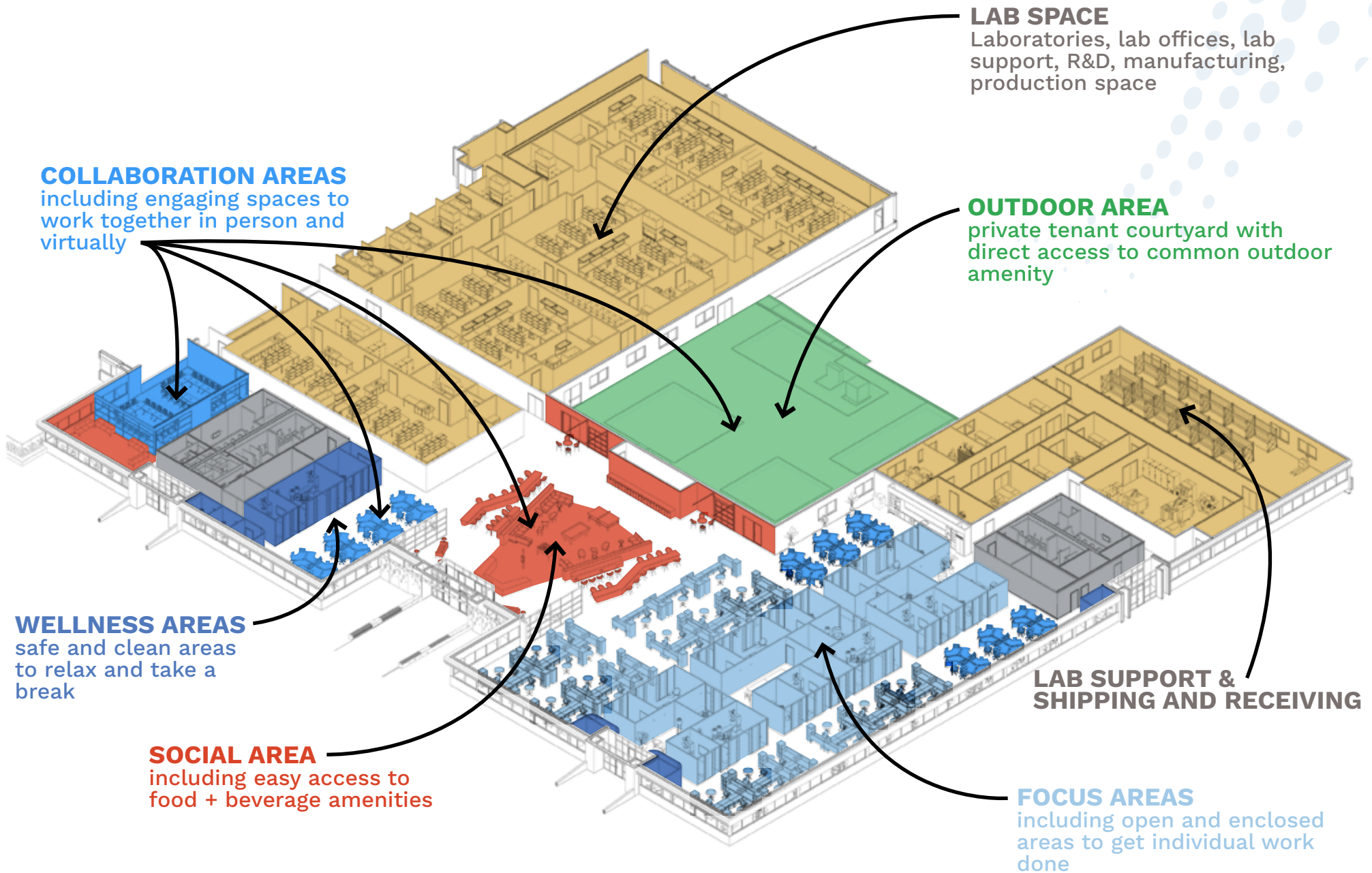
The Denver-Boulder region is the 10th-largest life sciences market in the U.S. by lab/R&D inventory with 3.4 million SF dedicated to the sector.

LIFE SCIENCE IN THE MARKET...



LIFE SCIENCE

POD D CONCEPTUAL PLAN



LIFE SCIENCE

POD D TEST FIT



outdoorSPACE

- » Activated exterior spaces that are suitable for team congregation
- » Highly amenitized 20k+ SF common courtyard featuring custom shade structure with fire pit and heat lamps, amphitheater seating areas, food truck court, lawn games, built-in BBQ, and outdoor charging stations
- » Over 30k SF of private tenant courtyards and patios



wellnessSPACE

- » 6,000+ SF High-end fitness center:
- » Open fitness area with bouldering wall
- » Private yoga / fitness studio with virtual instruction
- » Oversized TRX fitness system
- » Resort-style locker room with showers and private changing areas
- » Ample airflow through automatic overhead glass doors
- » State of the art HVAC filtration and air sanitization



socialSPACE

- » 10,000+ SF vibrant tenant lounge with direct connectivity to common courtyard featuring coffee bar, grab-and-go food service, large screen televisions, table games, amphitheater seating area and grand fireplace
- » Wireless internet connectivity and charging stations
- » Ample airflow through multiple automatic overhead glass doors
- » State of the art HVAC filtration and air sanitization



collaborationSPACE

» Tenant lounge also features over 1,000 SF of flexible meeting space including:

- » Boardroom with seating for 20+
- » Training room with seating for 100+



CITY OF LONGMONT



LONGMONT, COLORADO

Longmont is one of the most strategic locations for bioscience businesses in Colorado. Ideally positioned to attract top talent from Denver and Boulder, the area offers a unique combination of infrastructure, affordability, quality of life, a skilled workforce, and a business-friendly climate.



CONNECTIVITY

Known as “Gig City,” Longmont recently voted to expand the public fiber optic broadband network to offer every home and business in Longmont access to high-speed internet. Its Nextlight internet speeds are the fastest in the county (with standard speed up to 1 GBPS) – and 30% more affordable than Comcast or CenturyLink.



RECREATION

The best of the Colorado lifestyle is at your fingertips in Longmont, with countless hiking and biking trails and easy access to Rocky Mountain National Park. Just minutes away, Union Reservoir offers 736 acres of boating, kayaking, stand-up paddle boarding, fishing, camping and more. The city is also home to a growing craft food and beverage industry, including famous brands like Oskar Blues and Left Hand Brewing Company.



ECONOMIC DEVELOPMENT

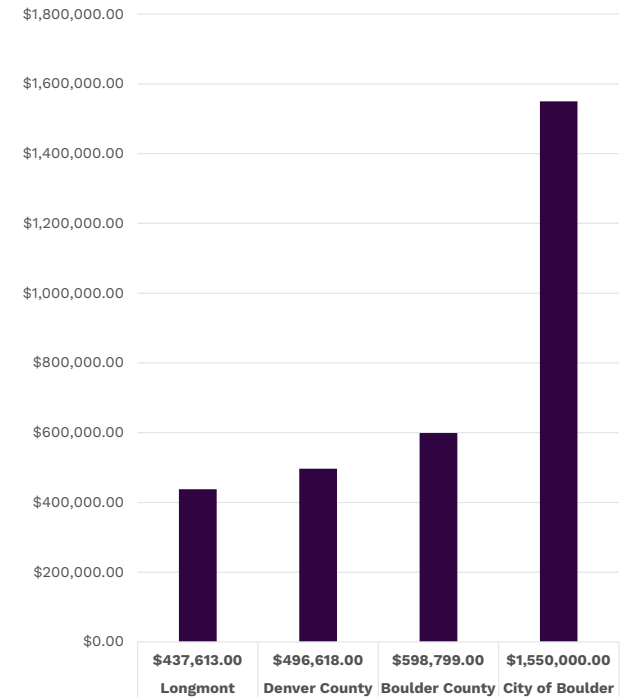
Longmont provides a variety of business resources through a partnership with the Longmont Area Economic Partnership (“Longmont EDP”). Longmont has tax incentives directed at a variety of activities including manufacturing, R&D, tenant finish, and personal property investment as well as a dedicated economic development branch, Advance Longmont 2.0, which focuses on quality job creation and business investment. Longmont EDP also coordinates incentives that are available from the Colorado Office of Economic Development including employee training and job creation grants. More than 120 private sector businesses join the City of Longmont, Boulder County, and Platte River Power Authority as economic partners.



HOUSING

Longmont enjoys the unique position of being one of the most affordable locations in the region as well as having one of the highest qualities of life. The city recently ranked in the top 25 Best Places to Live, according to Livability.

2021 MEDIAN VALUE OF OWNER-OCCUPIED HOUSING UNITS



SOURCE: ESRI

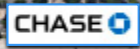


YOUR NEW CAMPUS AWAITS...

MTC

BOULDER

OLD TOWN LONGMONT





MTC
A LIFE SCIENCES &
TECHNOLOGY CAMPUS

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BREG CLOVER BASIN, LLC
a joint venture between

Broe
Real Estate Group

ALVAREZ & MARSAL
CAPITAL REAL ESTATE

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