



CORE

Colorado

Research Exchange

+ 235 Interlocken Blvd., Broomfield, CO

Unearthing Breakthroughs //



Lincoln  CBRE



⁰¹ CoRE is Unearthing Breakthroughs //

BROOMFIELD, COLORADO

LIFE SCIENCE

■

Innovation isn't confined to a lab—it's at the CoRE. At the Colorado Research Exchange (CoRE), the inspiration to create something new can stem from anywhere: a scenic hike, coffee with a colleague, or an evening event at the plaza. CoRE's centralized location and curated, purpose-built spaces are designed to connect tenants with nature, their peers, and the discoveries of tomorrow.

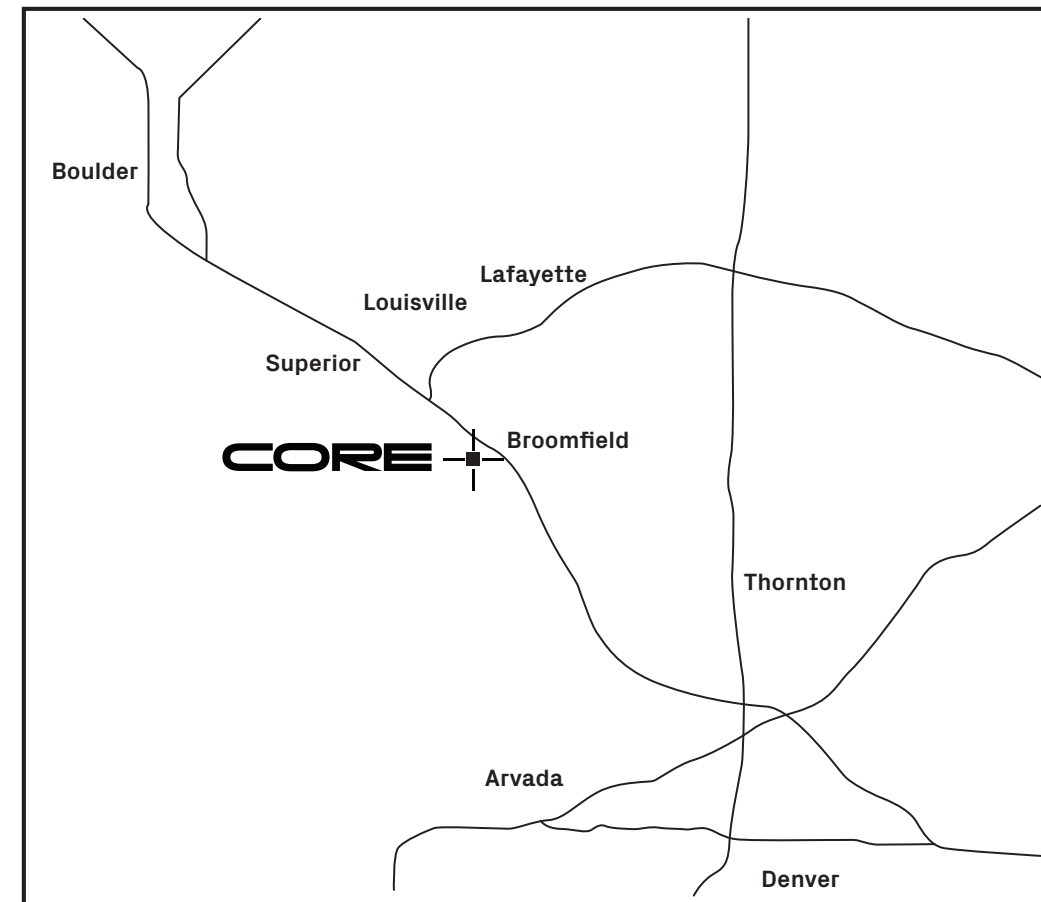
02 Location //



Have it All Here //

Broomfield's Central Location

Located at the center point between Colorado's two leading cities, Denver (25 min) and Boulder (15 min), and close to talent living in the surrounding residential neighborhoods.





03 Project Overview //

Shovel ready, CoRE - Colorado Research Exchange, will offer a purpose-built life science campus designed to create an ecosystem to accommodate a variety of users in life science and technology.

With views of the Front Range and abundant green space connecting each of the properties, the campus will total approximately 450,000 RSF across three innovative buildings ranging from 114,000 to 172,724 SF.

At the heart of the campus, an amenity center will feature a state-of-the-art conference and training facility, fitness center with locker rooms, bike storage, tenant lounge with fireplace and outdoor terrace and an on-site high-quality food market.

+ Total Project Size

± 450,000 RSF

+ Floor Loading

125 LBS PSF

150 LBS PSF (in designated areas)

+ Generators

Pads Provided

+ Parking Ratio

3/1000

60% Structured Parking

+ Clear Height

18' on 1st Floor

14' on Upper Floors

+ Covered, Dock-High Loading with Freight Elevator

03 ESG Features //

+ Health & Wellness Focus

- Expansive Patios Extend Work Space
- Connected to Hiking & Biking Trails, and Outdoor Amenities
- Pursuing Fitwel Certification

+ Social & Community Benefits

- Native Pollinator Landscape to Restore Habitat
- Inclusive Design with Gender Neutral Restrooms
- Dedicated Food Truck Area to Service the Campus and Community

+ Carbon Reduction through Design

- Mass Timber Amenity Building with Communal Gathering Space
- All-Electric Office Space to support Carbon Neutrality Goals
- Parking Structure and Tree Canopy to Reduce Heat Island Effect



03 Site Plan //

Total Campus RSF

± 450,000 RSF

Parking Ratio

3/1000
60% Structured Parking

Building C



Office - 5 Story
35,000 SF Typical Floorplate
172,724 Total RSF

Amenity



Fitness, Event Space,
Training & Market
15,112 Total GSF

Building B

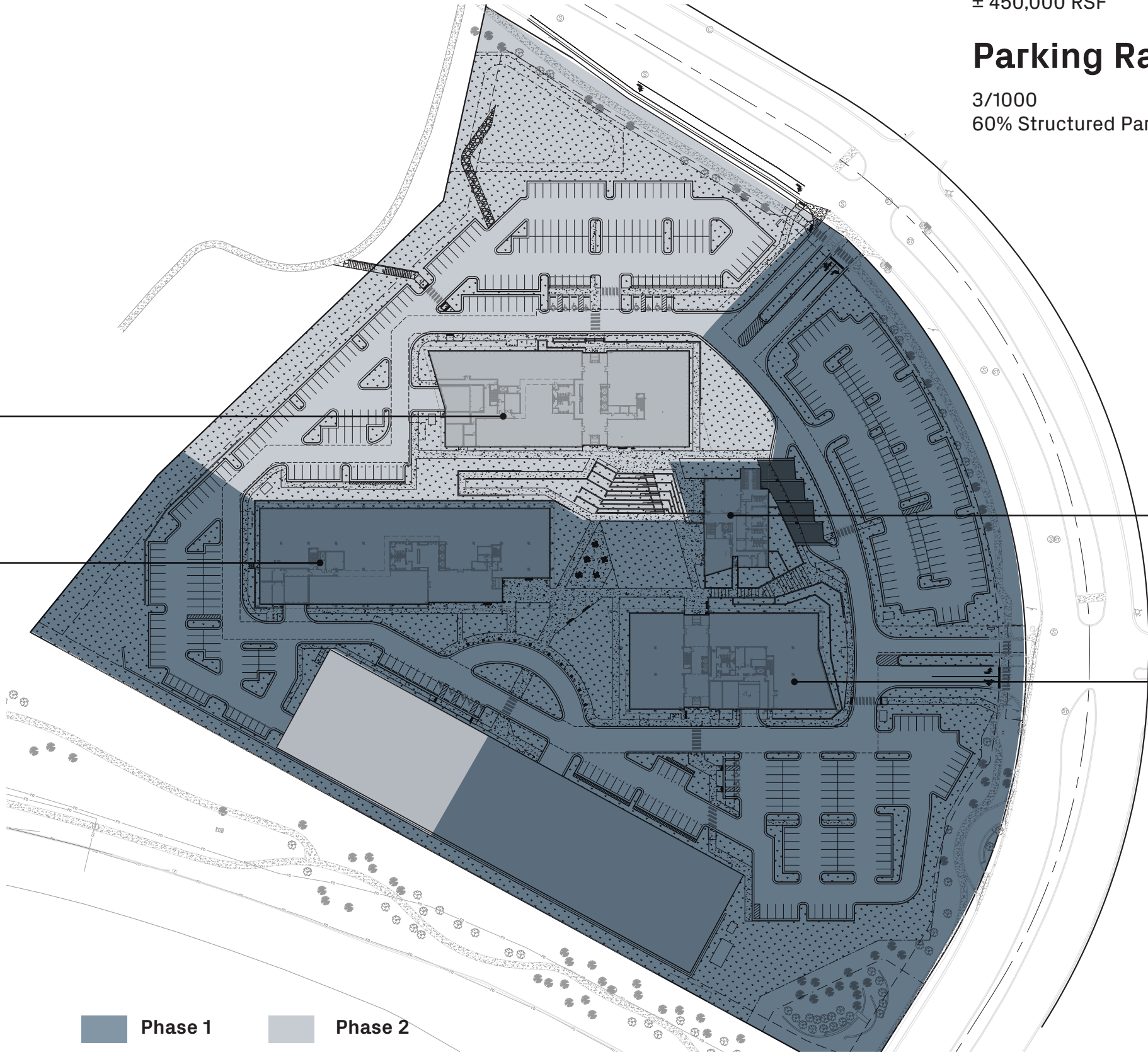


Office - 4 Story
39,000 SF Typical Floorplate
162,960 Total RSF

Building A



Office - 4 Story
27,000 SF Typical Floorplate
114,283 Total RSF



Phase 1



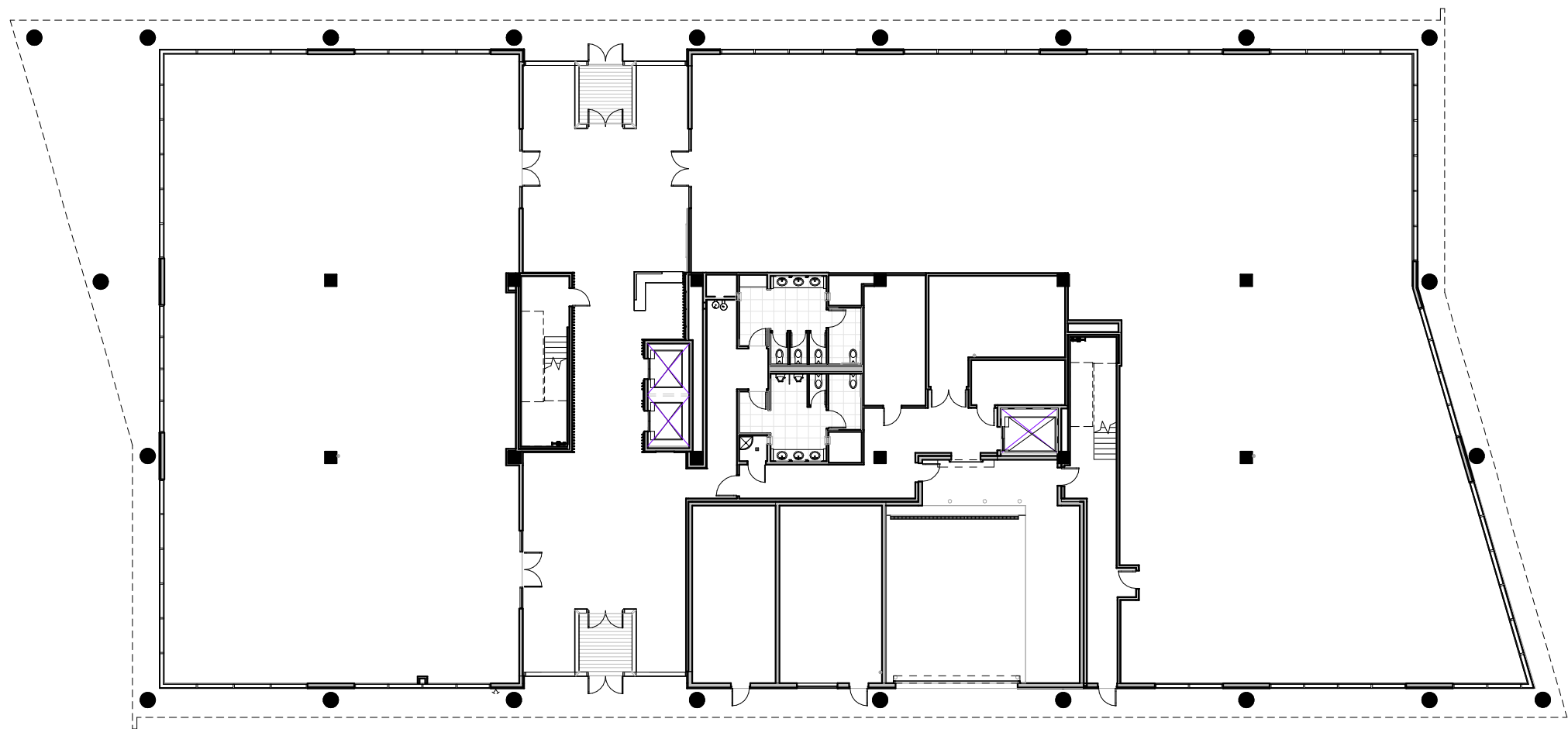
Phase 2



04 Building A //

Total Building RSF

114,283 RSF



Typical Floorplate



27,000 SF

Electrical



(1) 4,000 Amperes
480/277 Volt, 3 Phase, 4 Wire Service

Elevators



(2) Passenger Cars
at 3,500 lb Capacity at 350 FPM. (MRL)

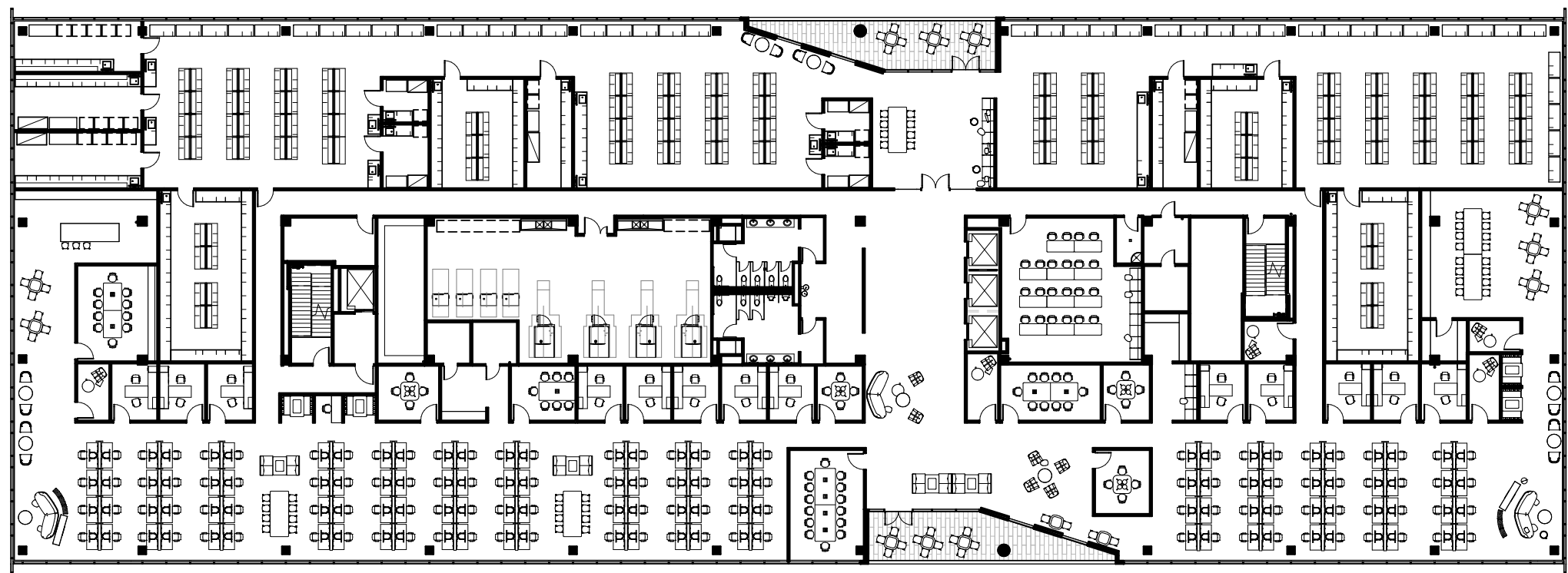
(1) Freight Elevator
at 4,500 lb Capacity at 200 FPM. (MRL)

04 **Building B //**

Typical Floor with Furniture Test Fit

Total Building RSF

162,960 RSF



Typical Floorplate

39,000 SF

Electrical

(1) 4,000 Amperes
480/277 Volt, 3 Phase, 4 Wire Service

(1) 2,500 Amperes
480/277 Volt, 3 Phase, 4 Wire Service

Elevators

(2) Passenger Cars
at 3,500 lb Capacity at 350 FPM. (MRL)

(1) Freight Elevator
at 4,500 lb Capacity at 200 FPM. (MRL)

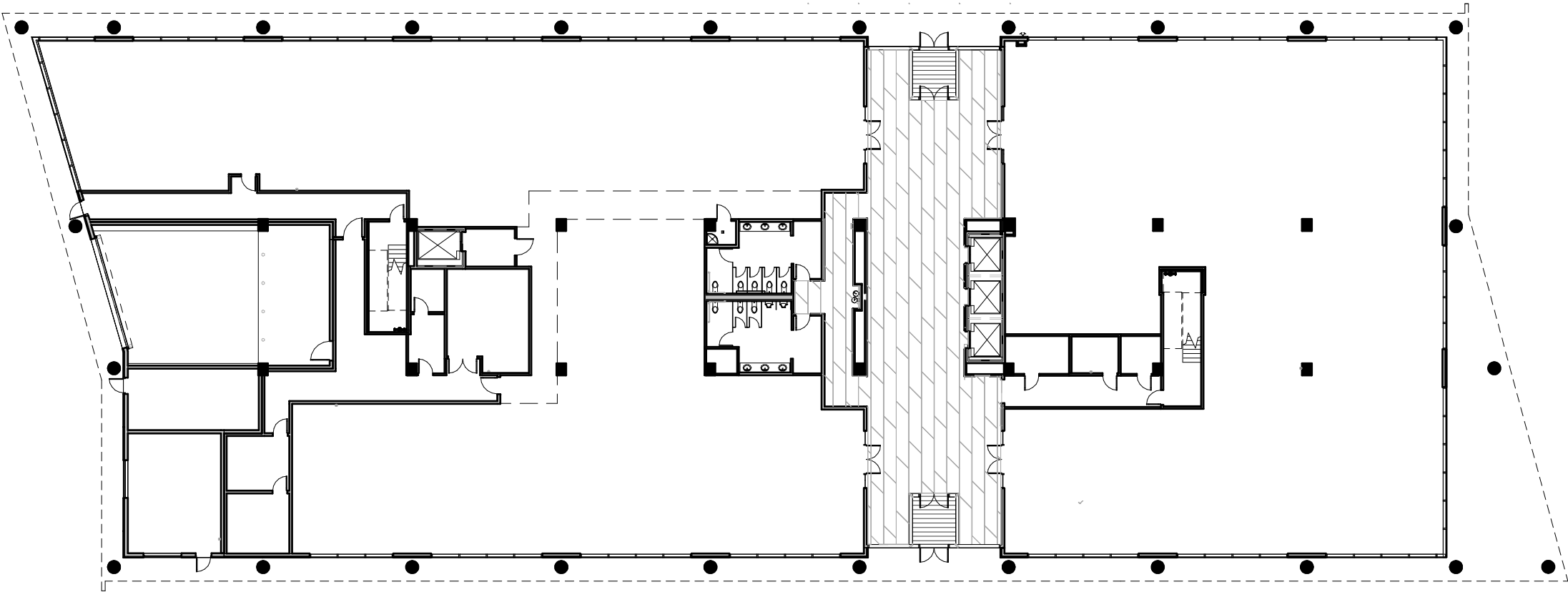
⁰⁴ Building B Lobby //



04 **Building C //**

Total Building RSF

172,724 RSF



Typical Floorplate

35,000 SF

Electrical

- (1) 4,000 Amperes
480/277 Volt, 3 Phase, 4 Wire Service
- (1) 2,500 Amperes
480/277 Volt, 3 Phase, 4 Wire Service

Elevators

- (2) Passenger Cars
at 3,500 lb Capacity at 350 FPM. (MRL)
- (1) Freight Elevator
at 4,500 lb Capacity at 200 FPM. (MRL)

⁰⁵ Amenity Center //



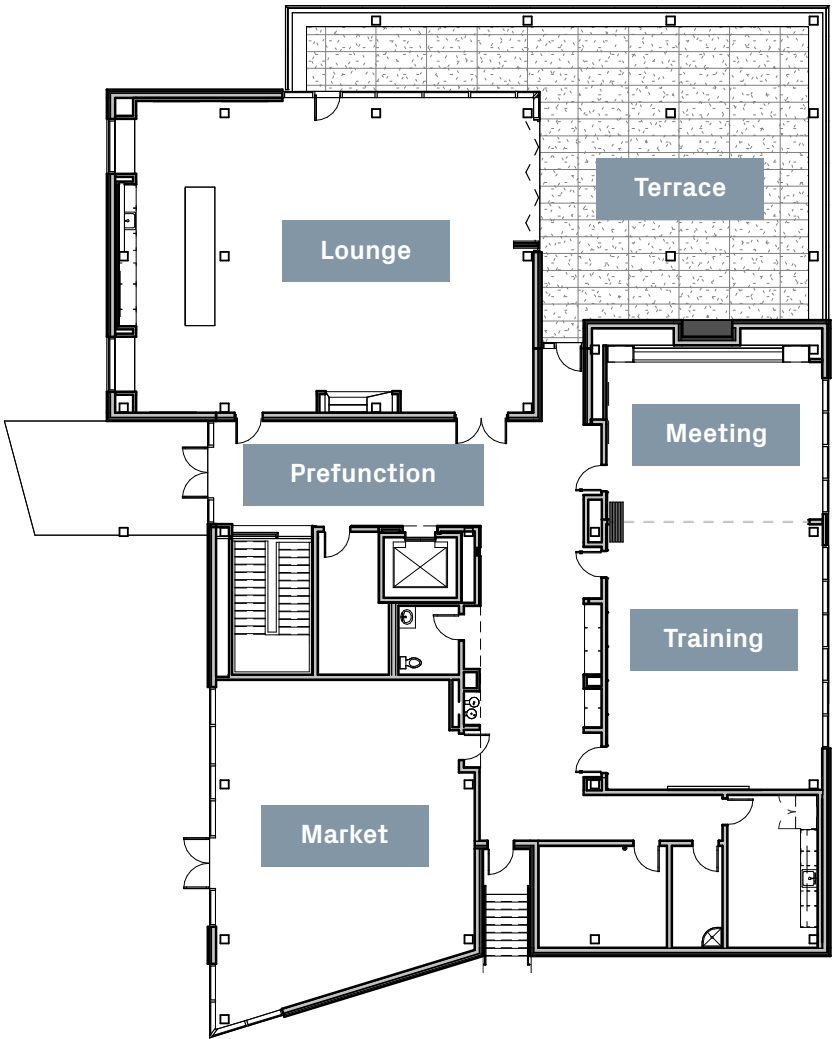
05 **Amenity Center Floorplans //**

The amenity center will feature:

- + State-of-the-Art Conference & Training Center
- + Fitness Center with Locker Room
- + Bike Storage
- + Tenant Lounge with Fireplace
- + On-Site, High-Quality Food Market



Amenity Center - Level 1

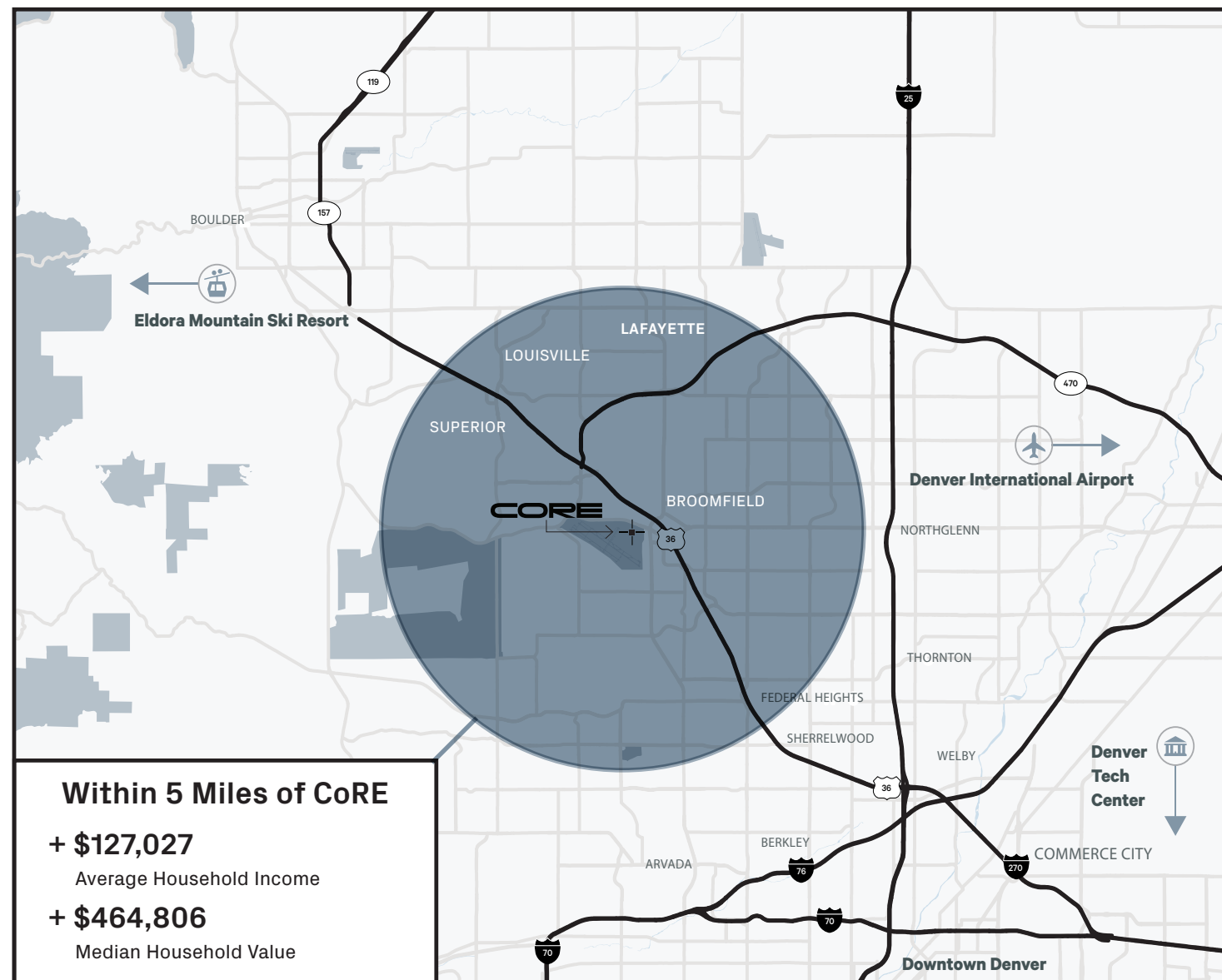


Amenity Center - Level 2

05 Fitness Center //



⁰⁶ Centrally Located Between Denver & Boulder, Drawing Talent from Both Metros //



15 Minutes to Boulder
23 Minutes to Downtown Denver
35 Minutes to DIA
50 Minutes to Eldora Mountain
Ski Resort

Existing labor commuting patterns
show that CoRE has almost

2x

access to life science labor talent
than Boulder



+ 71%

of all Life Science labor talent in the
Denver/Boulder metro resides within
CoRE's primary labor pool

+ Broomfield County

has more life science labor talent than the
entire metros of:

- Dallas
- Raleigh
- Cincinnati
- Indianapolis
- Pittsburgh
- Phoenix
- Cleveland
- Miami
- Austin

+ Denver's wage rate to cost of living ratio: 89.0

4th behind only Dallas, Houston, and
Raleigh for established life science market

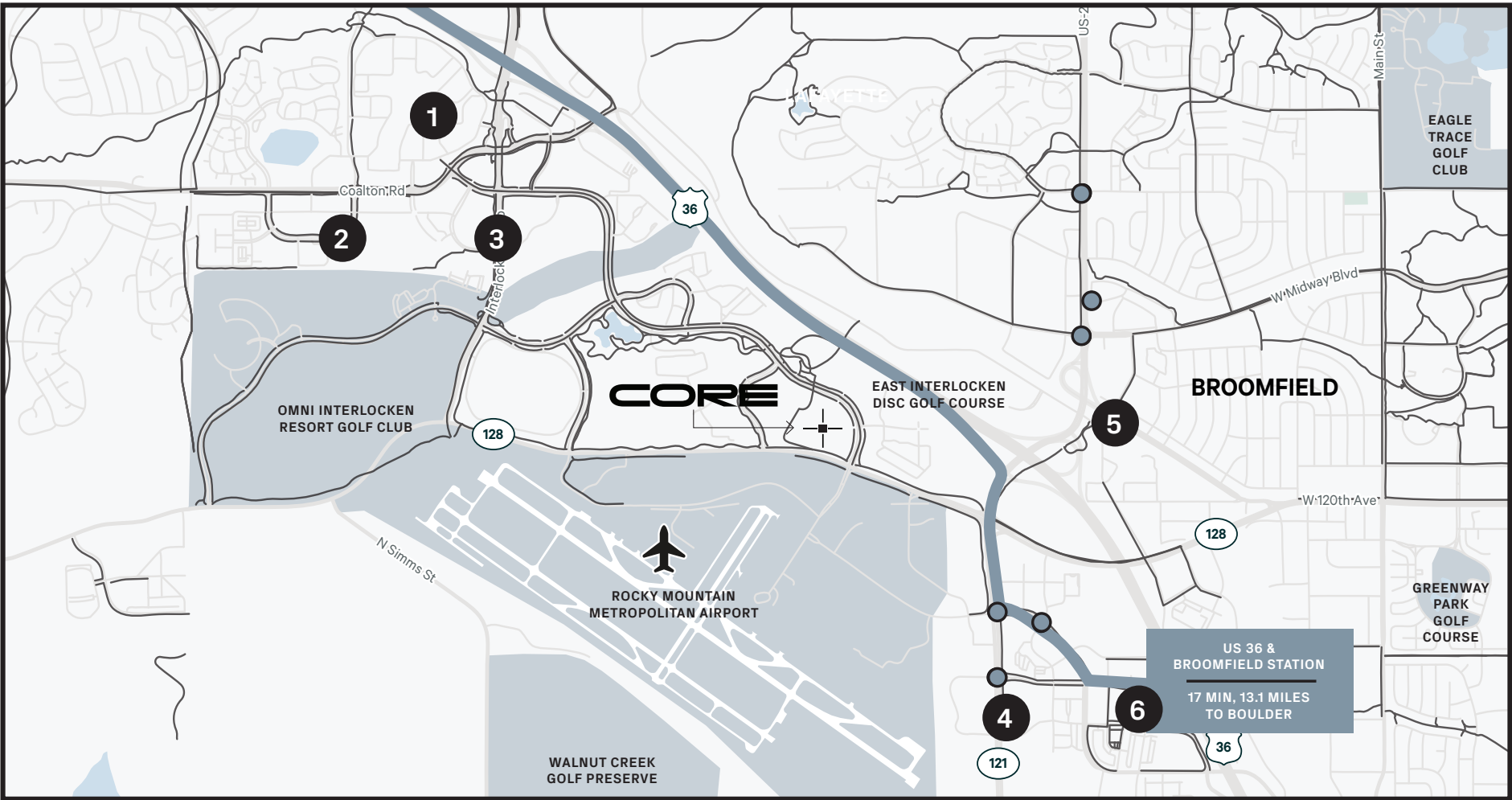
*Data from CBRE National Life Science Location Intelligence Database

06 Highly Accessible
to Retail,
Restaurants,
Transportation
& Recreation //



+ Nearby Transportation

- Bus Stops
- Bike Trails
- FF Line RTD Bus & Light Rail



+ 1

- AMC
- Bad Daddy’s
- Crate & Barrel
- Dick’s Sporting Goods
- Eddie Bauer
- Gordon Biersch
- Macy’s
- Nordstrom
- Old Navy
- PF Chang’s
- Pottery Barn
- Tokyo Joe’s

+ 2

- Chick-fil-A
- Chipotle
- El Tapatio
- Freddy’s
- FedEx
- Sonic

+ 3

- Benihana
- Core Power Yoga
- DSW
- Five Guys
- Hilton Garden Inn
- Jason’s Deli
- Jimmy Johns
- Noodles & Company
- Renaissance Hotels
- Residence Inn
- Walmart

+ 4

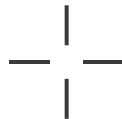
- 4 Noses Brewing
- Arby’s
- The Burns
- City Bark
- Climbing & Fitness
- Urban Dogg

+ 5

- 100 Nickel
- At Home
- Brother’s BBQ
- Little Caesars
- Pie
- Snarf’s Sandwiches
- Starbucks
- Walgreens
- Zaika Indian Cuisine

+ 6

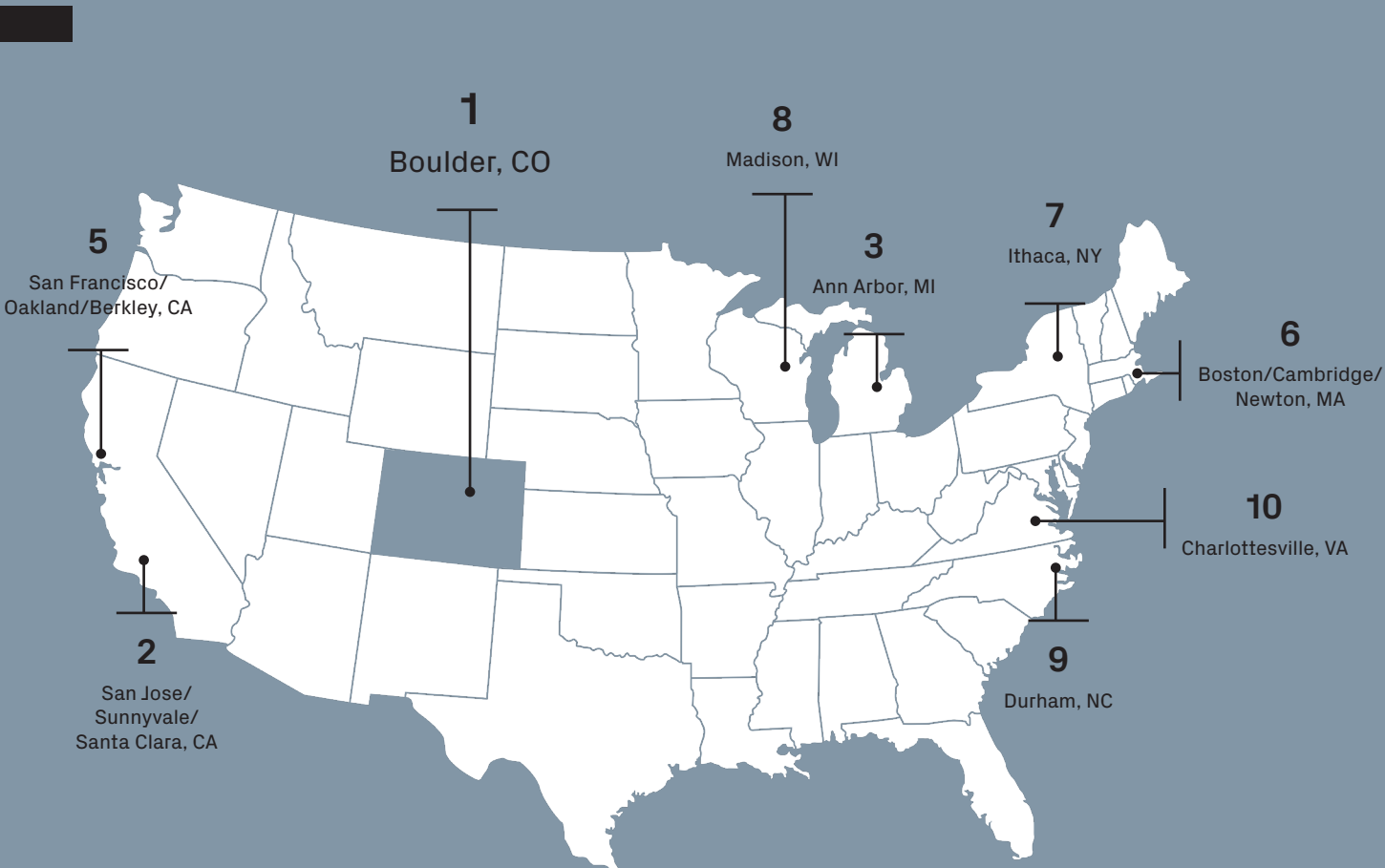
- 1st Bank
- A Loft
- Arista Deli
- The Colorado Keg House
- Hickory & Ash
- Protos
- Spenga
- Vinca



07 Access to
Local Talent //

+ Boulder, CO has been ranked No.1
since the 2016 inaugural index

According to Bloomberg, these metro areas boast
the strongest concentration of highly-educated
adults and jobs in science, technology, engineering
and mathematics fields.



BROOMFIELD, COLORADO
LIFE SCIENCE

CITY	SCORE	STEM JOBS	STEM DEGREE HOLDERS	ADVANCED DEGREE HOLDERS
BOULDER, CO	99.80	8.1%	19.5%	18.5%
SAN JOSE, CA	99.63	10.2%	21.1%	17.3%
ANN ARBOR, MI	98.97	6.6%	15.5%	18.3%
WASHINGTON, DC	98.67	6.4%	15.8%	17.4%
SAN FRANCISCO, CA	98.37	6.6%	17.6%	15.3%
ITHACA, NY	98.10	5.6%	15.1%	18.0%
BOSTON, MA	97.43	5.5%	14.9%	15.9%
DURHAM, NC	96.97	5.0%	14.0%	16.1%
CHARLOTTESVILLE, VA	96.40	4.1%	14.2%	16.2%
MADISON, WI	95.83	5.7%	12.8%	12.5%

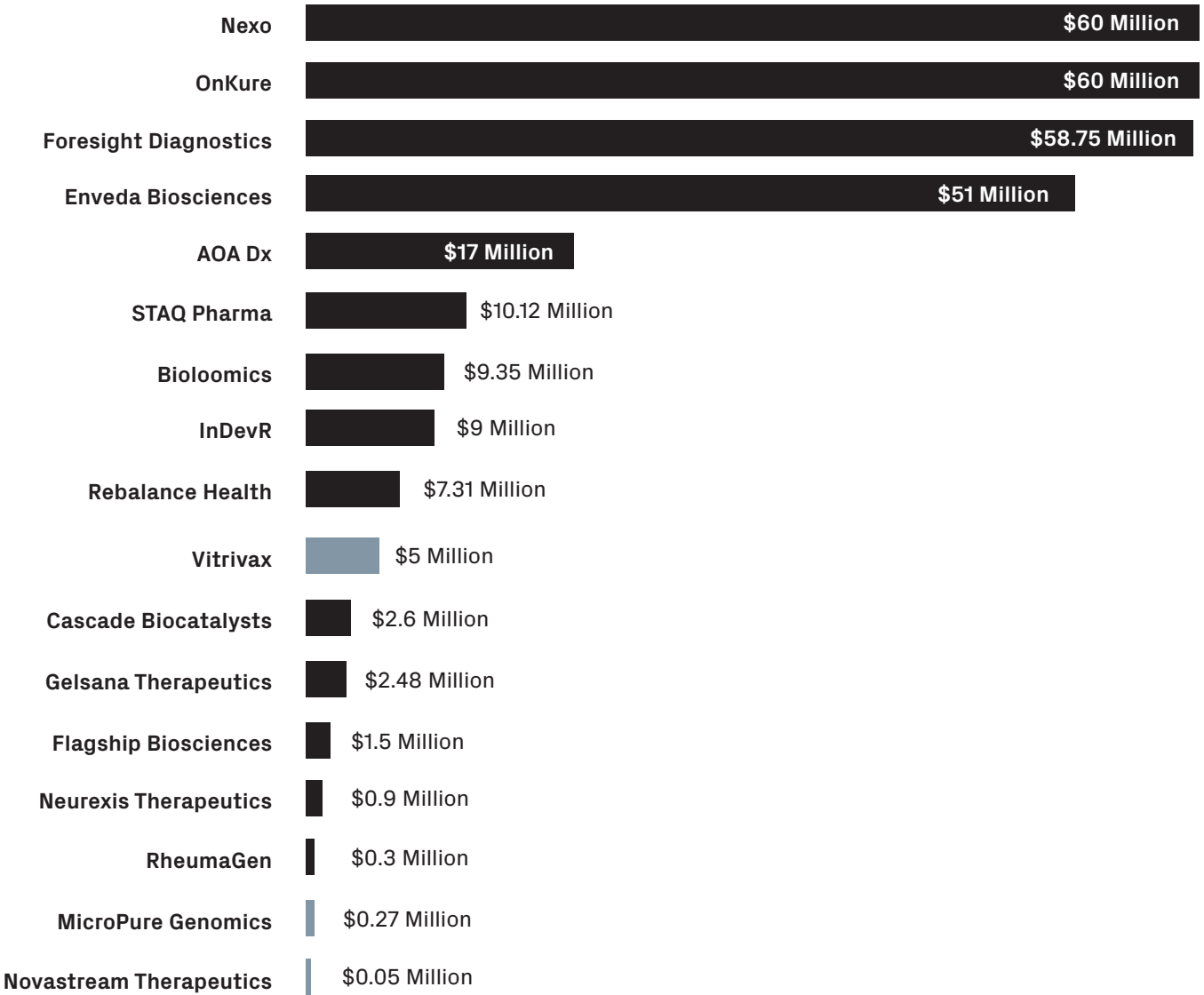
07 Life Science Funding in Colorado //

2023 Funding

Many factors contribute to Colorado’s reputation as an exceptional place to start, grow, commercialize or relocate a life sciences business. Collaborative business culture. World-class academic and research institutions. Favorable tax climate. Educated, motivated workforce. Supportive bioscience sector. Location.

+ Legend

- Venture
- Grant





08 Development Team //

Lincoln Property Company We Make Things Happen

Lincoln Property Company (LPC) is one of the largest and most respected diversified real estate services firms in the United States. Development services are an essential part of LPC's integrated real estate services platform. LPC has developed over 70 million square feet of commercial office space, over 9 million square feet of specialty retail space, 49 million square feet of industrial space, and over 209,000 multi-family residential units. LPC's commercial developments are frequently recognized as landmarks in their communities for their design, quality and superior locations. LPC is consistently listed as one of the largest mixed-use developers in the United States.

FCP®

FCP® is a privately held national real estate investment company that has invested in or financed more than \$10.8 billion in assets since its founding in 1999. Headquartered in Chevy Chase, MD, FCP® invests directly and with operating partners in commercial and residential assets. The firm makes equity and structured investments in income producing and development properties.



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