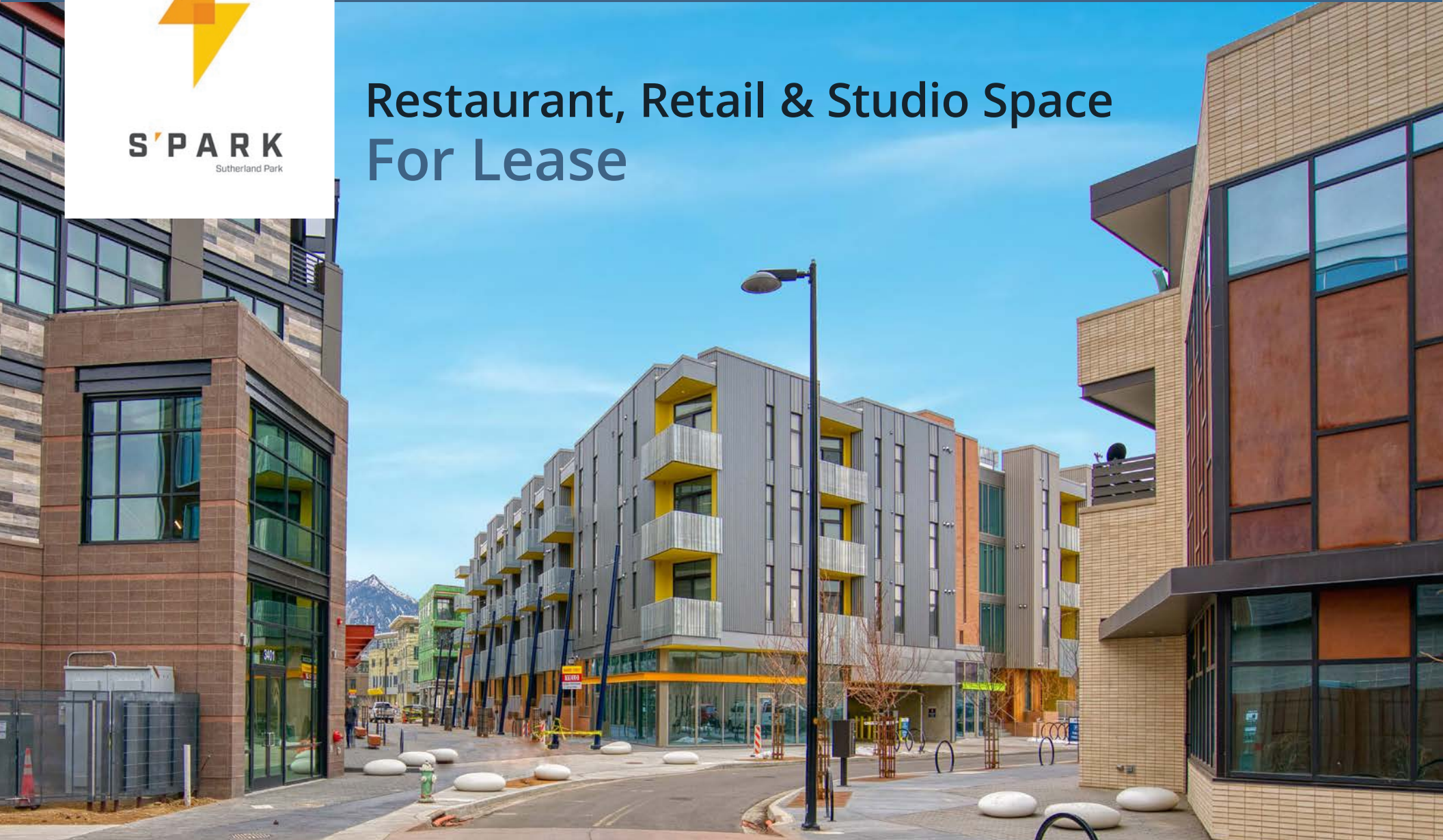




Sutherland Park

3390 Valmont Road | Boulder, Colorado

Restaurant, Retail & Studio Space For Lease



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S'PARK 24
S'PARK WEST
(Residential)



34TH STREET

VALMONT STREET

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ABOUT THE S'PARK NEIGHBORHOOD

The S'Park Neighborhood is situated at the northern entrance to **Boulder Junction**, an area of rapid urban redevelopment in central Boulder designed to facilitate radically sustainable living. S'Park is a new kind of mixed-use community crafted on the notion that retail, office, and residential spaces work best when they can coexist and collaborate.



The Woonerf

The heart of the retail zone is the Woonerf, a brick-paved street shared by pedestrians, bicyclists, and vehicles. Businesses may open their spaces to the Woonerf via roll up doors and EV cars may recharge at one of the Woonerf many charging stations.

Nearby, families can enjoy Sutherland Park (coming Fall of 2022) with a bouldering rock and open fields for gatherings.

The trailblazing businesses who establish a presence at S'Park will find themselves a part of Boulder's most connected community ever.

The S'Park neighborhood is comprised of eight total buildings. Six of eight are complete with two more coming in 2022.

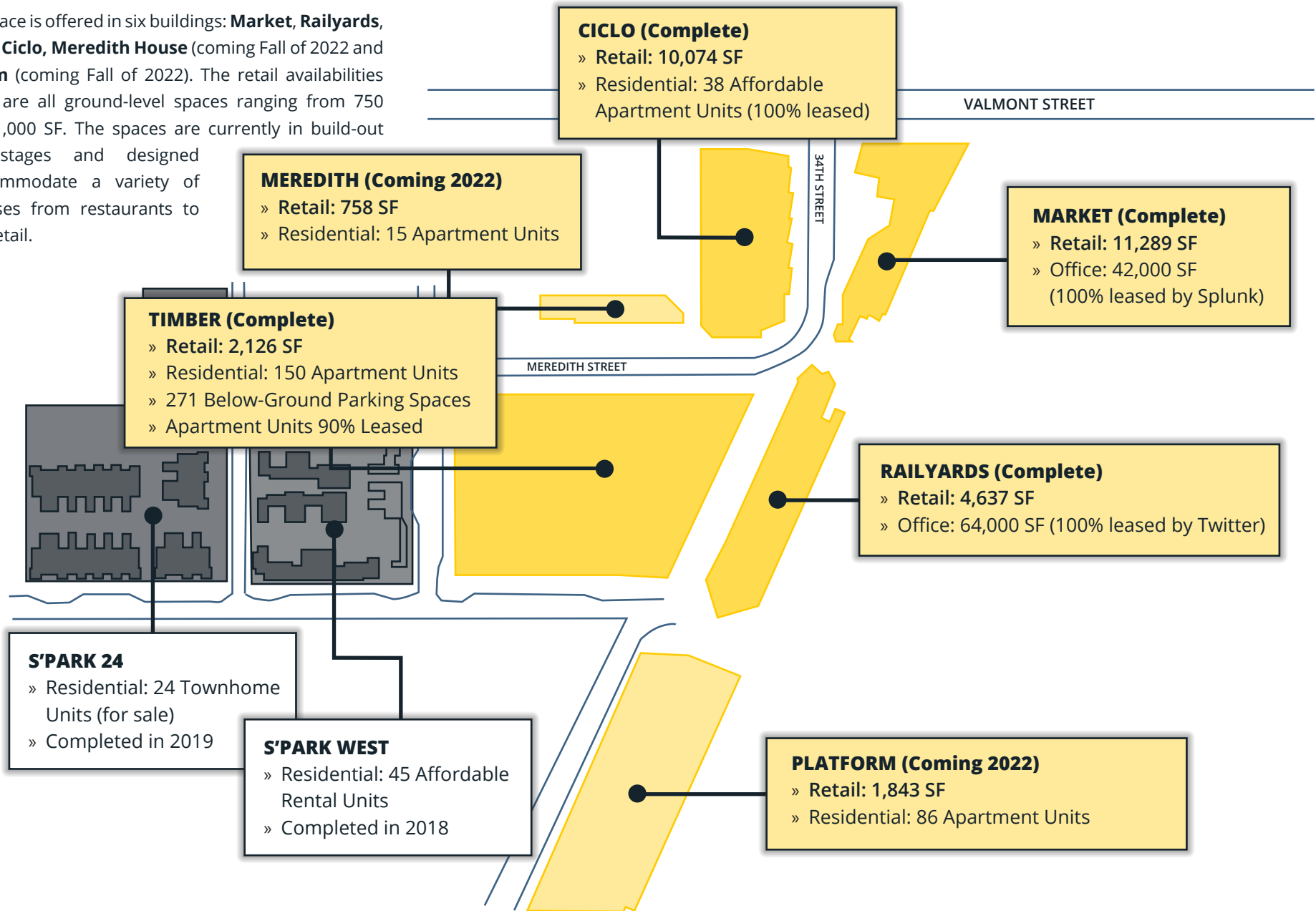
Visitors, residents, and employees can easily access S'Park by car via 34th Street off of busy Valmont Street. In addition to 37 street-level spaces, parking is available in the underground parking garage just off 34th Street. However, S'Park is also highly accessible via public transit and city bike paths. And the Depot Square Station, a 45,655 SF underground bus facility with six bus bays, is a 2-minute walk to S'Park.



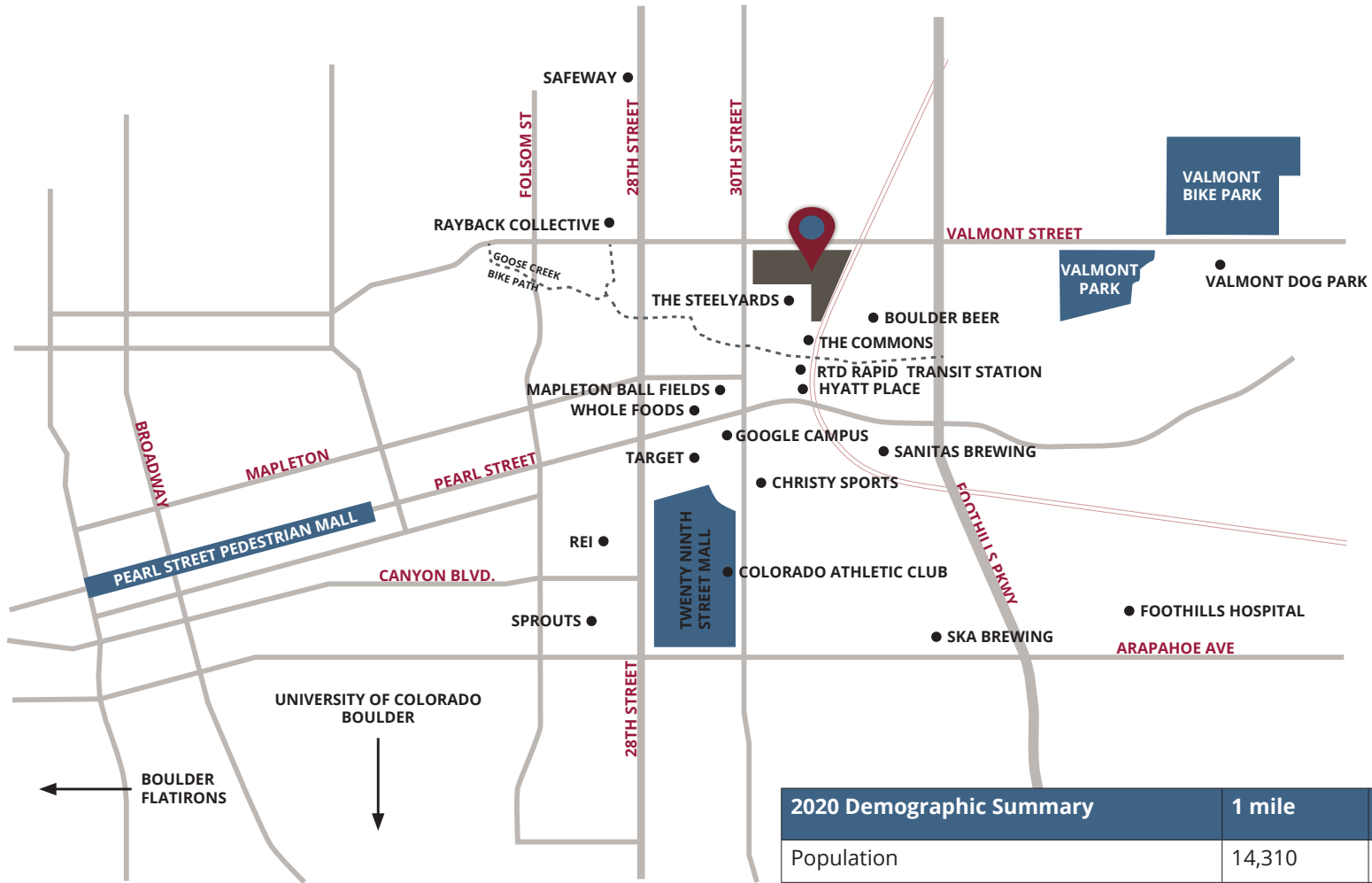
The Market Building

SITE PLAN

Retail space is offered in six buildings: **Market, Railyards, Timber, Ciclo, Meredith House** (coming Fall of 2022 and **Platform** (coming Fall of 2022). The retail availabilities in each are all ground-level spaces ranging from 750 SF to 11,000 SF. The spaces are currently in build-out ready stages and designed to accommodate a variety of businesses from restaurants to studio retail.



S'PARK LOCATION



2020 Demographic Summary	1 mile	5 mile	10 mile
Population	14,310	123,450	123,450
Households	7,019	40,866	52,079
Median Age	36.50	31.70	33.30
Average Household Income	\$91,111	\$99,346	\$108,987
Median Household Income	\$65,400	\$64,926	\$75,198



MARKET

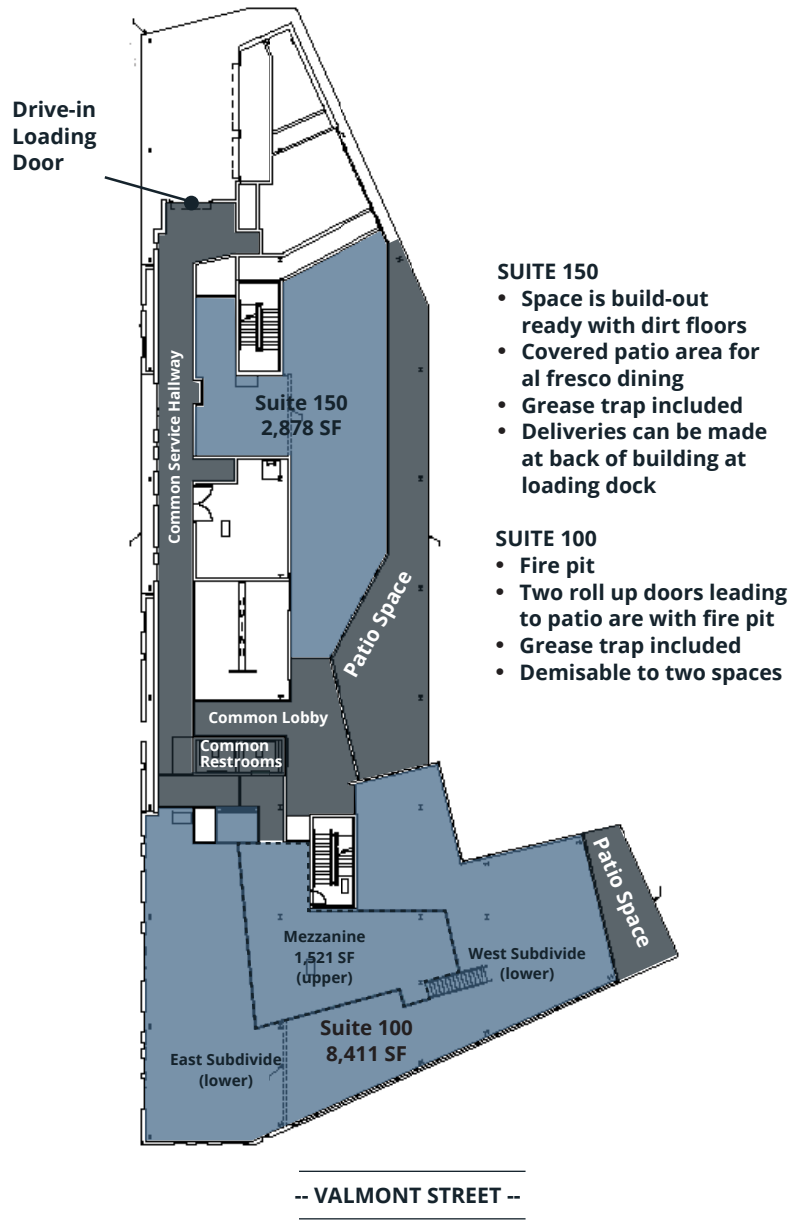
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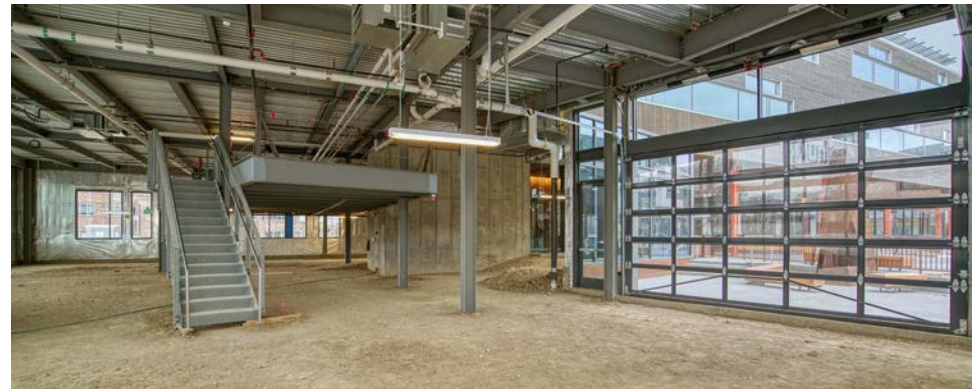


MARKET

First Level Floor Plan



BUILDING NAME	Market
ADDRESS	3400 Valmont Road Boulder, CO 80301
TOTAL SF AVAILABLE	11,289 SF
SUITE 100	8,411 SF (1,521 SF of mezzanine space included)
SUITE 150	2,878 SF
RATE	Negotiable
EXPENSES	\$21.10 PSF (2022 Est)
TENANTS	Splunk





RAILYARDS



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RAILYARDS

First Level Floor Plan



-- THE WOONERF --

- Excellent space for studio/showroom
- Option to expand footprint in front of space onto the Woonerf at select time periods

BUILDING NAME	Railyards
ADDRESS	3401 Bluff Street Boulder, CO 80301
TOTAL SF AVAILABLE	Suite 125: 4,215 SF Suite 150: 442 SF
RATES	Negotiable
EXPENSES	\$18.31 PSF (2022 Est)
TENANTS	Twitter





TIMBER

SHARED STREET
YIELD
TO BIKE / PEDESTRIANS
AT ALL TIMES

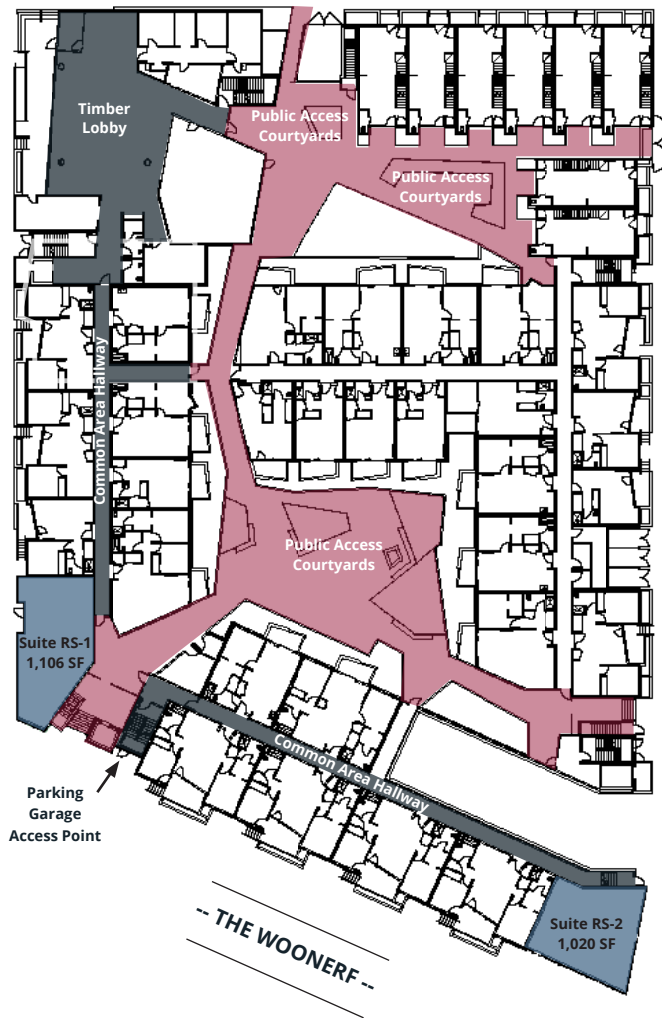


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TIMBER

First Level Floor Plan



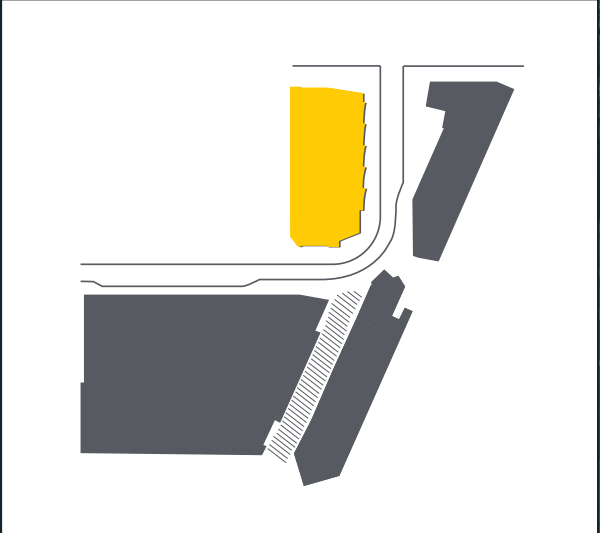
- Timber is considered the “Living room of S’Park”
- Below ground parking includes 271 spaces for retail and residential tenants
- Parking garage access points
- Suite RS-2 has exterior door to the Woonerf

BUILDING NAME	Timber
ADDRESS	3303 Bluff Street Boulder, CO 80301
TOTAL SF AVAILABLE	2,126 SF
SUITE RS-1	1,106 SF
SUITE RS-2	1,020 SF
RATES	Negotiable
EXPENSES	\$14.89 PSF (2022 Est)





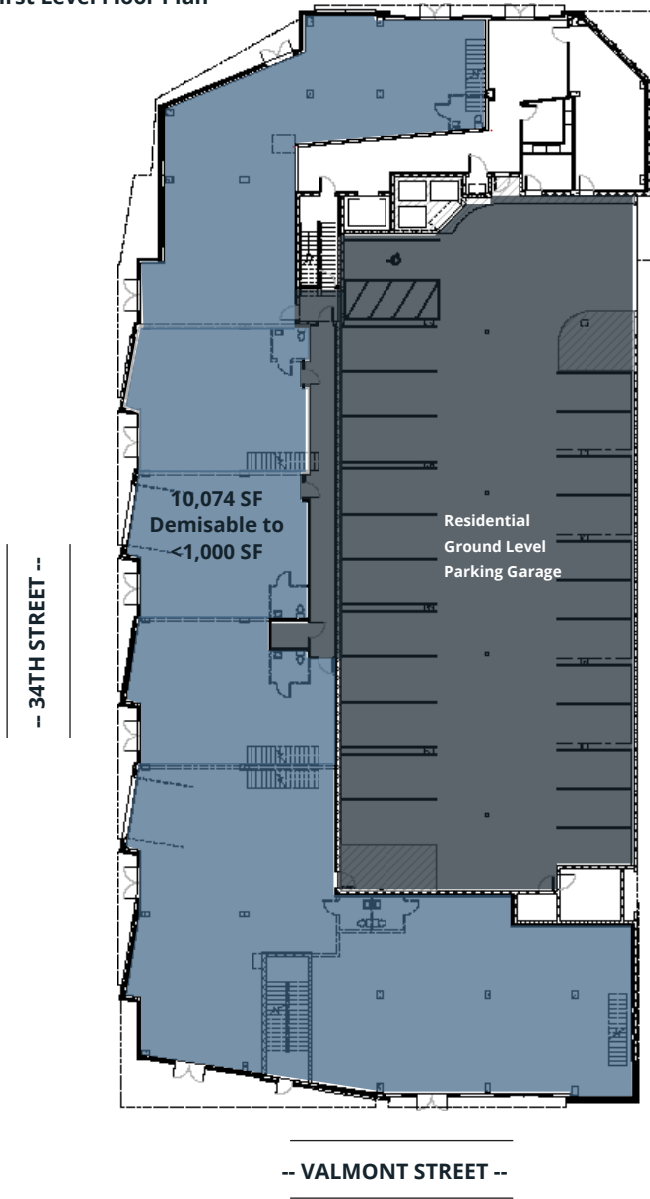
CICLO



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CICLO

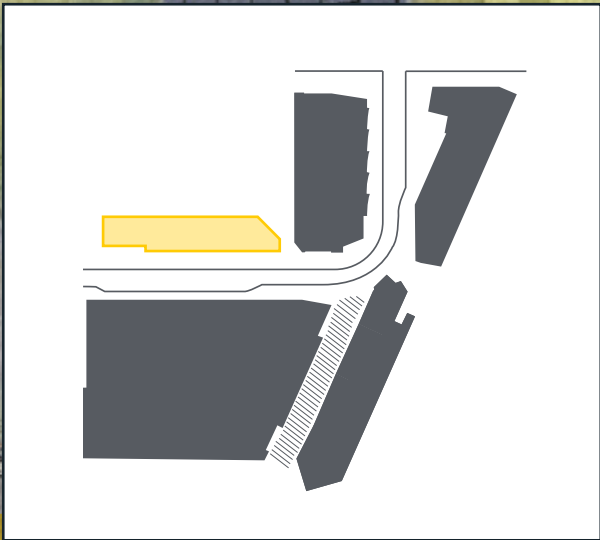
First Level Floor Plan



- Option to add overhead doors
- Ideal for smaller retail tenants needing <1,000 SF
- Space is build-out ready with dirt floors

BUILDING NAME	Ciclo
ADDRESS	3390 Valmont Road Boulder, CO 80301
TOTAL SF AVAILABLE	10,074 SF
RATE	Negotiable
EXPENSES	\$19.21 PSF (2022 Est)



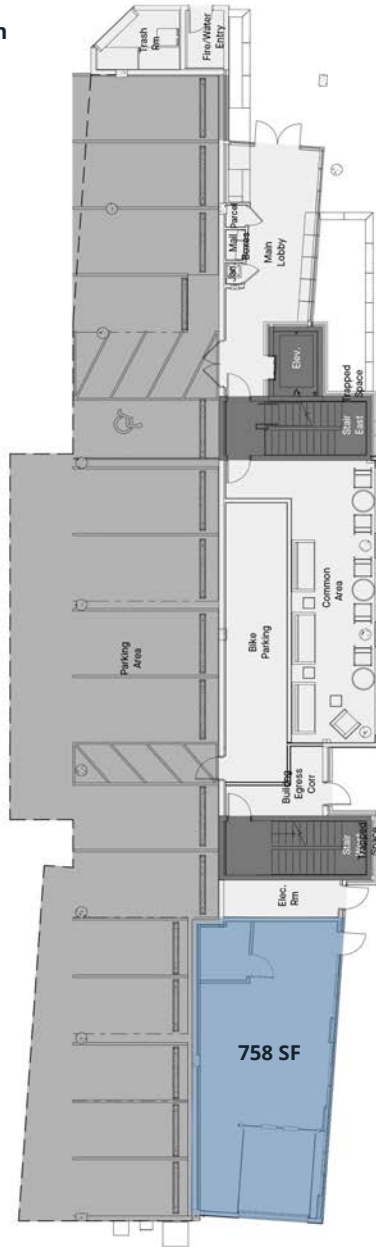


MEREDITH

MEREDITH
HOUSE

MEREDITH

First Level Floor Plan



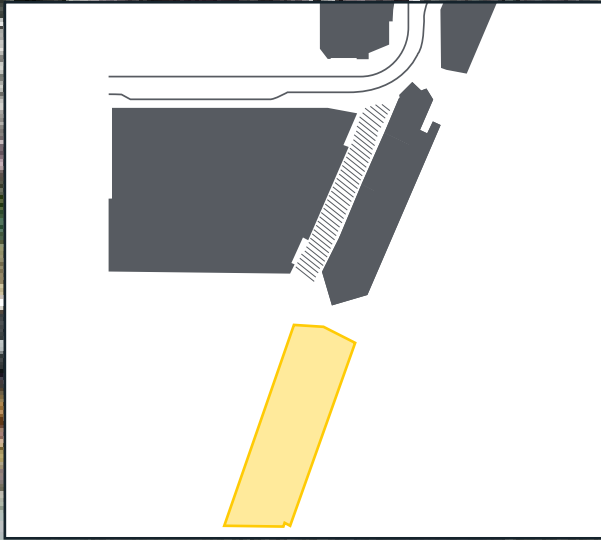
- Located near Sutherland Park with outdoor seating options
- Perfect space for a coffee shop, juice bar, ice cream shop, etc...
- Retail space located at the west side of the building

BUILDING NAME	Meredith
ADDRESS	3304 Meredith Way Boulder, CO 80301
TOTAL SF AVAILABLE	758 SF
RATE	Negotiable
EXPENSES	\$18.00-\$21.00 PSF (2022 Est)



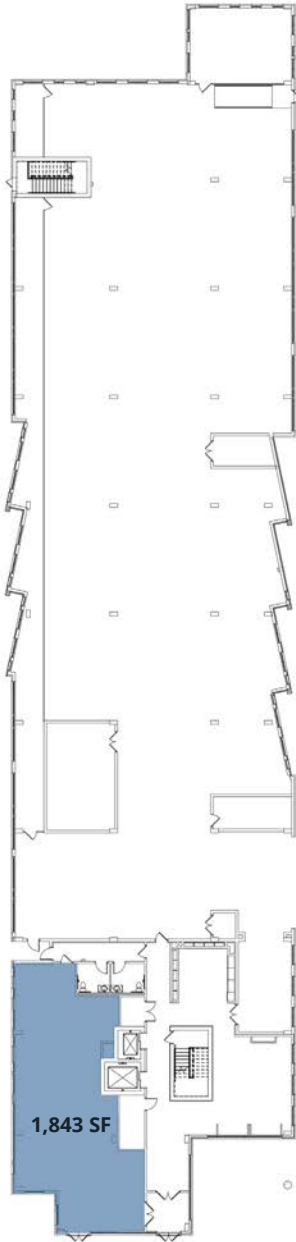


PLATFORM



PLATFORM

First Level Floor Plan



- Restaurant space with grease trap in place
- Development end cap location on pathway connecting S'Park to Boulder Commons

BUILDING NAME	Platform
ADDRESS	3350 Bluff St Boulder, CO 80301
TOTAL SF AVAILABLE	1,843 SF
RATE	Negotiable
EXPENSES	\$18.00 - \$21.00 PSF

