



RIVERBEND

URBAN VILLAGE

WHERE TIMNATH COMES TOGETHER.






A NEW HUB FOR BUSINESS & COMMUNITY

Designed as a vibrant new focal point for Timnath, **Riverbend Urban Village** will offer an upscale blend of retail destinations, first-class office spaces, and inviting communal areas.

This transformative mixed-use development spans **44,021 square feet in Phase 1** along the scenic **Cache la Poudre River**, with steps-away access to the **Poudre River Trail** and minutes away from **I-25**. With its strategic location and thoughtful integration into the area's natural amenities, **Riverbend** will be the epicenter of culture, commerce and community in Timnath's rapidly evolving urban fabric.



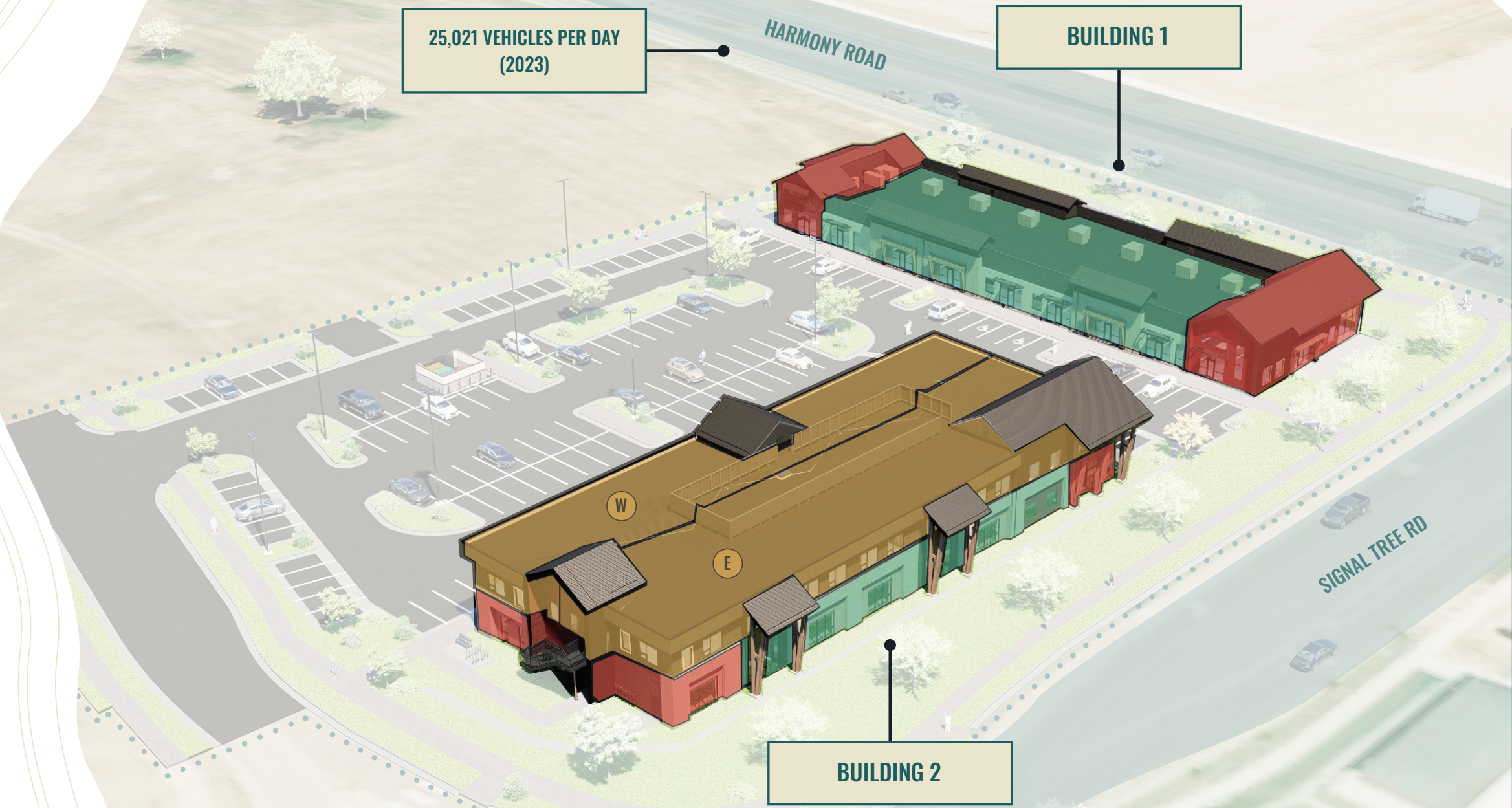
The intersection of **Harmony Road & I25** is the busiest intersection in **Northern Colorado** with nearly double the vehicles per day entering and exiting the intersection (using the on and off ramps)



25,021 VEHICLES PER DAY
(2023)

HARMONY ROAD

BUILDING 1



BUILDING 2

FOR SALE

BUILDING 1

- INLINE \$525 PSF
- ENDCAPS \$575 PSF

BUILDING 2

- INLINE \$500 PSF
- ENDCAPS \$525 PSF
- E 2ND FLOOR EAST \$385
- W 2ND FLOOR WEST \$395

FOR LEASE

1ST FLOOR
\$38 - \$45 PSF

2ND FLOOR
\$32 - \$34 PSF

PROJECT HIGHLIGHTS



41,021 SF Phase 1
MIXED-USE RETAIL & OFFICE
FOR SALE & FOR LEASE



Operating Expenses
\$10.50 PSF (ESTIMATED)



Signage Opportunities
BUILDING & MONUMENT
SIGNAGE (PROPOSED)

Delivery Late **Spring 2024** (expected)



EXCEPTIONAL SPACE IN AN EXCEPTIONAL PLACE. >>>>

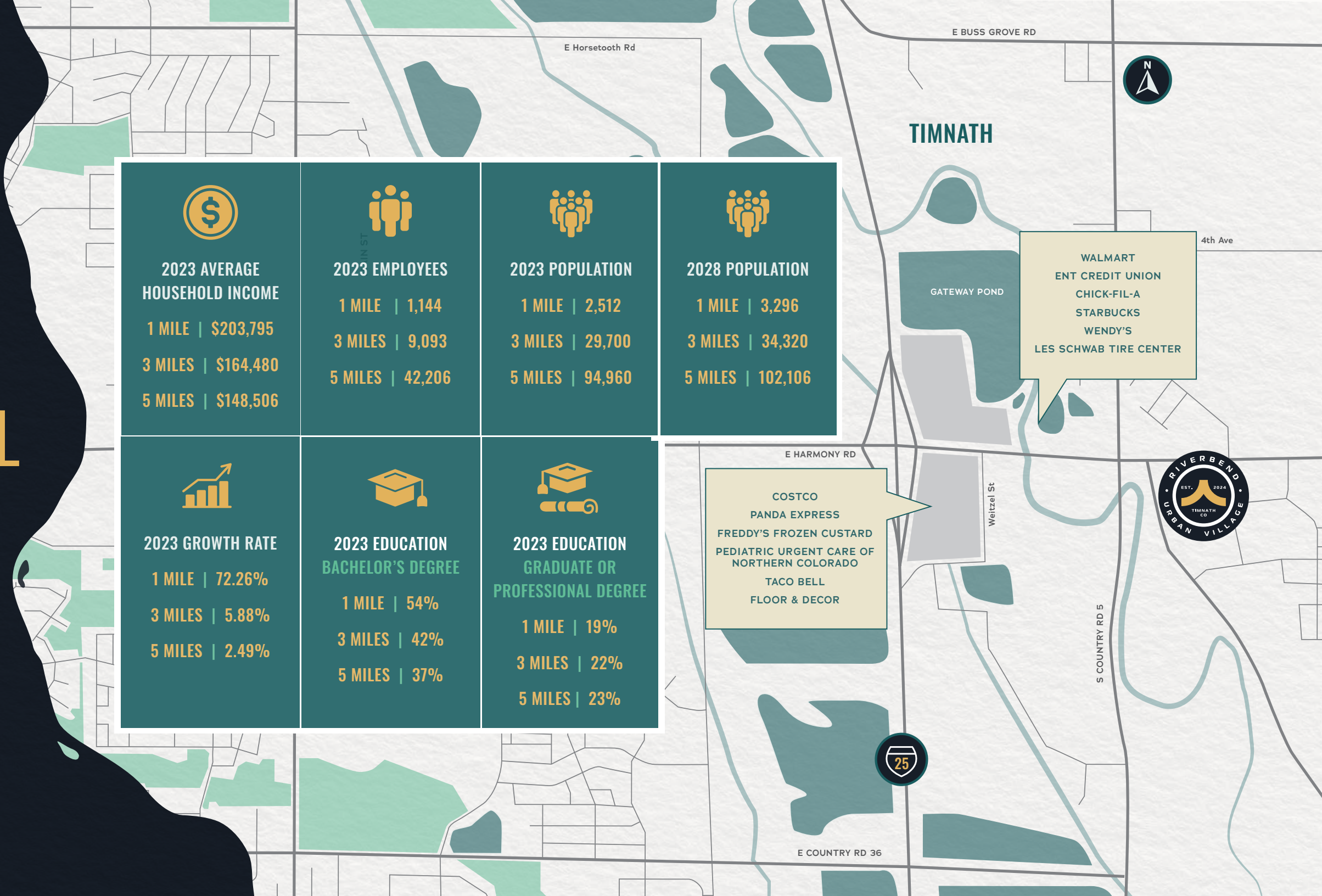
It's not just easy to find beauty in Timnath - it's a challenge to find anything else.

Nestled along the **Cache la Poudre River**, Timnath offers a pristine outdoor experience, and Riverbend will curate the best of that. True to our name, we're steps from the **Poudre**, and the **21-mile Poudre River Trail** stretching from **Fort Collins** to **Greeley**. **Timnath** is also home to a reservoir where can enjoy fishing, boating, water skiing, and right by the **Arapaho Bend**. With expansive parks and open spaces just minutes away like the **Arapaho Bend Natural Area**, **Riverbend** provides easy access to endless recreation and boundless inspiration.



RIVERBEND URBAN VILLAGE

BY THE NUMBERS: A STATISTICAL PORTRAIT OF TIMNATH



HERE COMES THE NEIGHBORHOOD

A burgeoning destination for young families and professionals, **Timnath** currently lacks any anchor for high-end retail or sit-down restaurants and that's where **Riverbend** comes in.

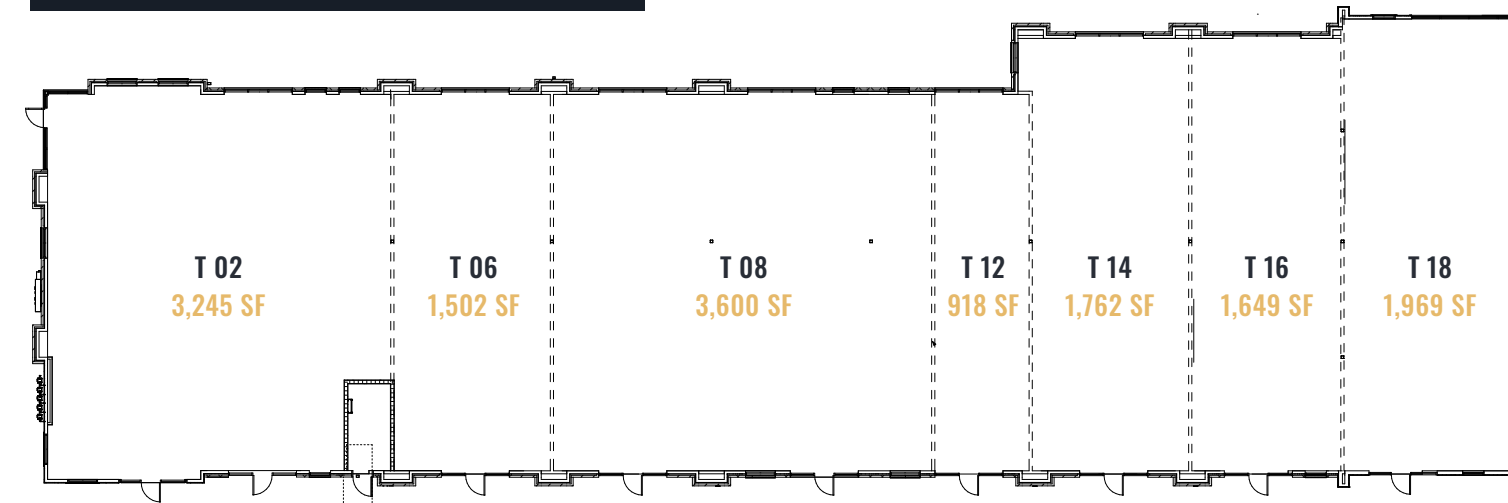
Riverbend represents the first opportunity to tap into the high-end demand of one of Colorado's most rapidly-growing towns, with multiple residential projects underway and more to come. Currently home to nearly **11,000 residents**, **Timnath** plans to welcome in a total of **20,000** in the next two decades and sees **89,744** drivers a day just **3 minutes away on I-25**.

This Class A, mixed-use development will become the definitive center of social activity in **Timnath** as it develops.



RIVERBEND URBAN VILLAGE

TOTAL RETAIL RSF: 28,960 RSF



BUILDING 1



BUILDING 2 - FIRST FLOOR

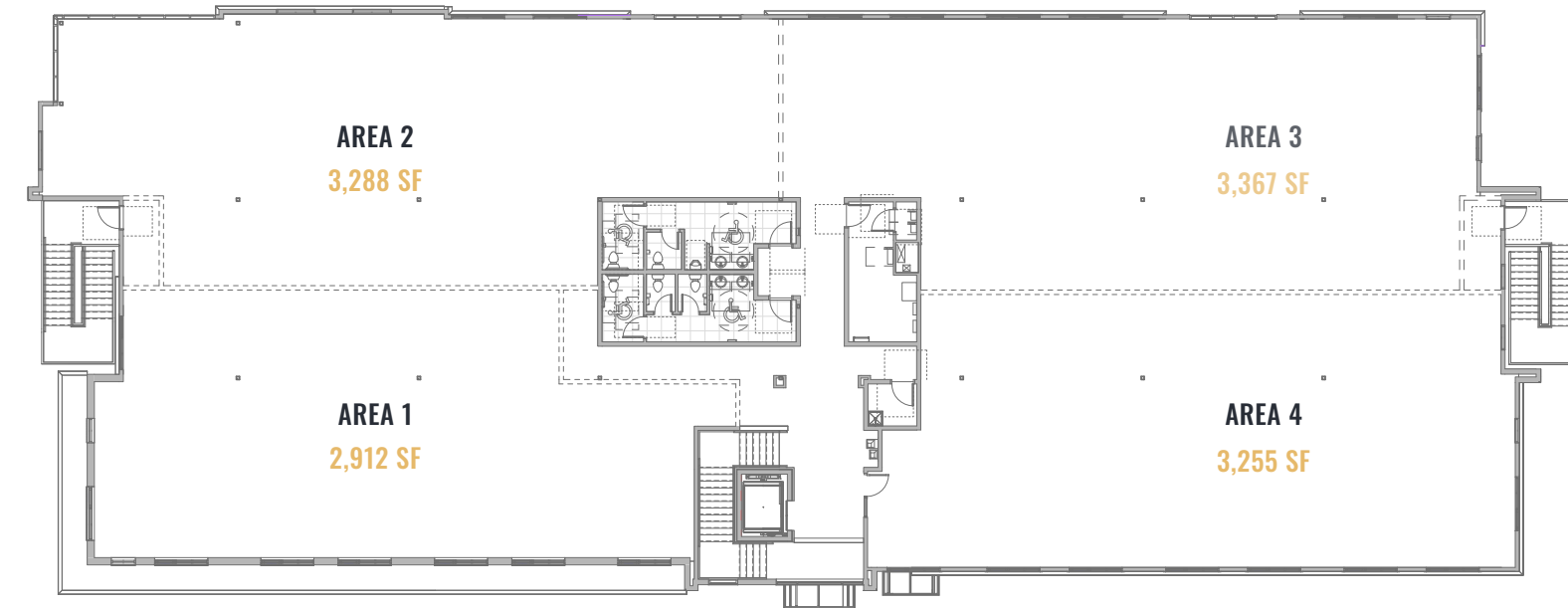
WHERE THE
POSSIBILITIES ARE

AS BOUNDLESS
AS THE VIEWS.

Riverbend will redefine Timnath's urban opportunities with premium Class A office tailored for maximum innovation and productivity.

Ideal for both start-ups and satellite expansions, **Riverbend's** workspaces offer a unique combination of well-crafted design, excellent location, and embrace of the outdoors for exceptional work-life harmony. Here, businesses can benefit from the energy of a mixed-use development, with easy access to retail, dining options, and community spaces. Adjacent to the new **Timnath** municipal building, **Riverbend's** office environments are a once-in-a-decade chance to place your business at the heart of opportunity in **Northern Colorado**.

TOTAL OFFICE RSF: 14,512 RSF



BUILDING 2 - SECOND FLOOR



RIVERBEND URBAN VILLAGE



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