

CENTER ST

AT BASELINE

BROOMFIELD, COLORADO



BTS OFFICE BUILDING
& OFFICE OVER RETAIL

AVAILABLE FOR LEASE

COMING 2028

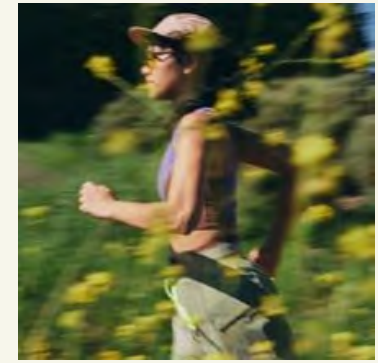
Realberry

Find *your* Center

Center Street, a park-like oasis set within a vibrant urban hub, blends simple architecture with thoughtfully curated shops and restaurants. Center Street is more than a retail destination; it's a canvas for living intentionally —a space where creative expression and a deep connection to the world around us celebrate the beauty of living deliberately.

Center Street aims to be the community heart of the fast-growing Baseline district.

OFFICE OVER RETAIL - CORE AND SHELL
ANTICIPATED DELIVERY Q2 2028





Emerging Location

Baseline is emerging as a powerful hub for innovation and commerce in the region. With a forward-thinking mix of industry, research, and community, it's built to drive long-term economic impact.



25 min

DOWNTOWN DENVER



20 min

DOWNTOWN BOULDER



20 min

HIKE & BIKE TRAILS



30 min

DENVER INTERNATIONAL AIRPORT



60 min

CLOSEST SKI RESORT



70 min

ROCKY MOUNTAIN NATIONAL PARK

EXPECTED MARKET GROWTH

3.2% *in the next 5 years*

BROOMFIELD POPULATION GROWTH

6.9% *since 2020*

Sources: ESRI, U.S. Census, Zonda



The information contained in this brochure is for general information purposes only and is subject to change by Realberry Real Estate Services, LLC or its affiliates without notice. Artist renderings, maps and site plans are not to scale and are intended for informational and illustrative purposes only.

Baseline is Designed to be the Region's New Economic Center of Gravity

OPPORTUNITIES FOR EVERYONE

- Employment: 466,100 people within 10 miles. 41% within 10 miles, ages 25+ hold bachelor's degree or higher
- Economic Development: At the pinnacle of the Denver-Boulder triangle, the demographics reflect a blend of high-earning individuals and community-focused families
- Two regional hospitals planned within 1 mile of the site. Over approximately 1M square feet of medical space delivered by Q4 2029.

LIFESTYLE FEATURES

- Parks: Linear and pocket parks woven into the community
- Community Engagement: Events and activations all year long
- Nature Connections: Green, walkable, people-first design
- Public Spaces: Places to gather, create, and recharge
- Connections: Where art, culture, and nature meet

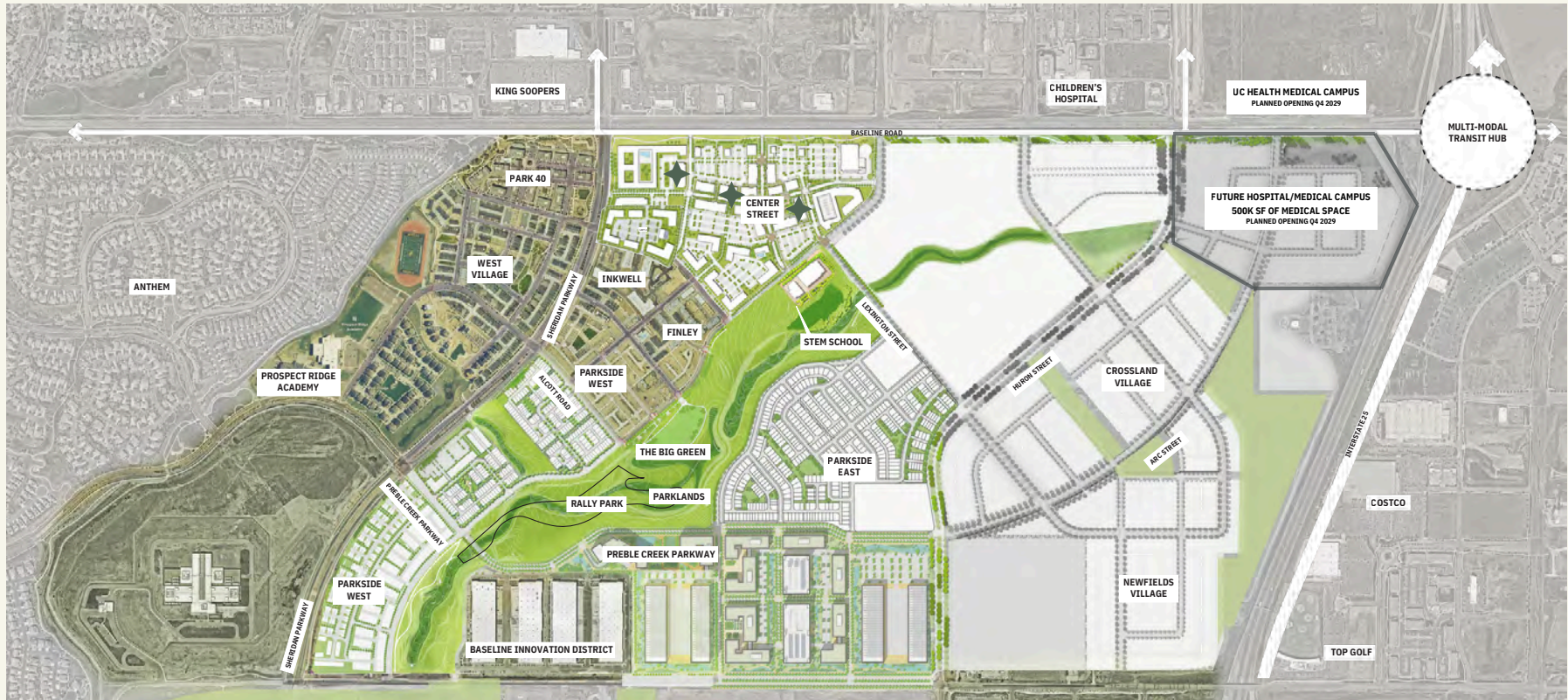
WHAT'S COMING TO CENTER STREET

- Food & Beverage and Shopping: ±190,500 SF of new, curated shops and restaurants
- Grocery: ±37,000 SF anchor natural grocery store in the retail and restaurant district
- Office: 55,900 SF office over retail; 100,000+ SF build-to-suit office
- Housing: 1,072 residences across multifamily + BFR



The information contained in this brochure is for general information purposes only and is subject to change by Realberry Real Estate Services, LLC or its affiliates without notice. Artist renderings, maps and site plans are not to scale and are intended for informational and illustrative purposes only.

Baseline Master Plan



AT FULL BUILD OUT

7,000 Residences	IN TOTAL	±4M sf	COMMERCIAL
3,500 Units	MULTIFAMILY + BFR	±1.8M sf	INDUSTRIAL
2,700 Units	FOR-SALE RESIDENTIAL	172 Acres	OPEN SPACE
		1,100 Acres	TOTAL

OFFICE & MEDICAL WITHIN 1 MILE

500K+ sf	BASILINE HOSPITAL + MEDICAL CAMPUS
500K+ sf	UC HEALTH HOSPITAL + MEDICAL CAMPUS
◆	CENTER ST. OFFICE OPPORTUNITIES



Assumes BOMA retail standards for usable area. Storefront design, including door locations, is shown for general intent and is subject to change. The information contained in this brochure is for general information purposes only and is subject to change by McWhinney Real Estate Services, LLC or its affiliates without notice. Artist renderings, maps and site plans are not to scale and are intended for informational and illustrative purposes only.

Center Street Site Plan & Build Out

CENTER ST

» PHASE 1

COMMERCIAL
±282,200 sf

- ±130,000 sf
- ±59,300 sf
- ±55,900 sf
- ±37,000 sf

RESIDENTIAL
364 Units

» PHASE 2

COMMERCIAL
±100,000 sf

Can be advanced upon tenant commitment

RESIDENTIAL
986 Units

» TOTAL BUILD OUT

COMMERCIAL
±382,200 sf

RESIDENTIAL
1,350 Units



2nd & 3rd Floor Office
25,997 SF
Office Available

2nd & 3rd Floor Office
28,128 SF
Office Available

100,000+ SF
Build-to-Suit Opportunity



Center Street Illustrative Site Plan



All information provided FOR THE ITEMS OUTSIDE OF THE BASELINE CENTER STREET PROJECT AREA is confidential, conceptual, for discussion and/or illustrative purposes only, and subject to change by McWhinney Real Estate Services, Inc. or its affiliates without notice. Financial information, expenses, and projections include estimates, assumptions, and forward looking statements which may not prove to be correct and which involve risks. Plans, specifications, amenities, features, availability, amounts, prices, timing and other elements are also subject to change. All information is provided without representation or warranty, and may not be relied upon for any purpose.

Note: Landscape plan will adhere to the Baseline PUD and the Baseline Pollinator Design Guidelines for layout, arrangement, diversity and frequency of landscape areas, and to the Baseline Approved Planting List (BAPL) for species selection.



The information contained in this brochure is for general information purposes only and is subject to change by Realberry Real Estate Services, LLC or its affiliates without notice. Artist renderings, maps and site plans are not to scale and are intended for informational and illustrative purposes only.

Introducing Two New Office Opportunities

Center Street is creating new ways to office. Designed for how companies work today. Built using the latest in construction technology. And featuring energy-efficient, digital-ready spaces, and state-of-the-art indoor environments to keep you and your team working at full capacity.



OFFICE OVER RETAIL

Located in the heart of Baseline's business and cultural district, on Center Street

59,900 SF



BTS OFFICE BUILDING

Footsteps to Center Street, with easy access from Baseline Road (Highway 7)

100,000 - 150,000 SF

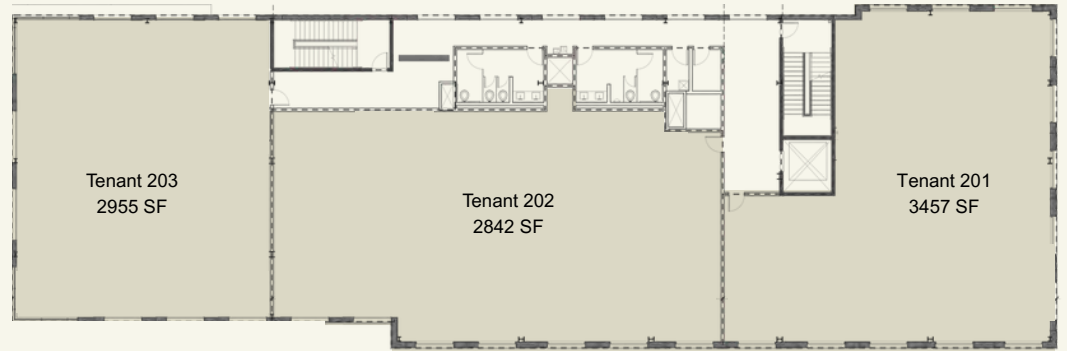


The information contained in this brochure is for general information purposes only and is subject to change by Realberry Real Estate Services, LLC or its affiliates without notice. Artist renderings, maps and site plans are not to scale and are intended for informational and illustrative purposes only.

WORK WELL.
LIVE INTENTIONALLY.



Building G | Level 2

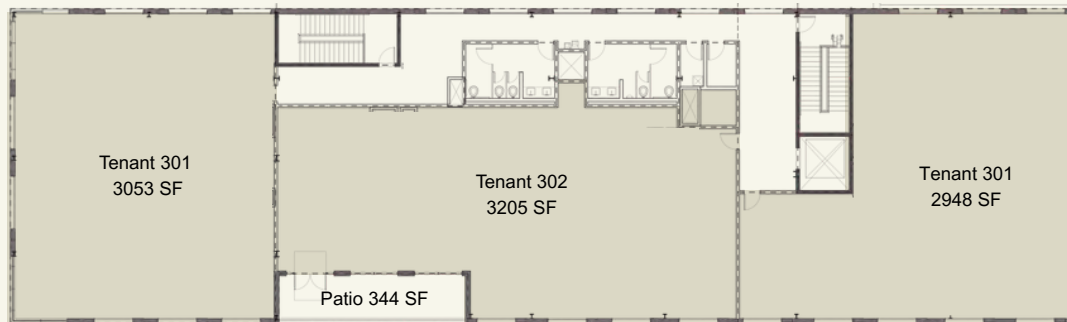


Building/Floor	Tenant	Area (SF)
Bldg G - Floor 2	201	3,457
Bldg G - Floor 2	202	3,842
Bldg G - Floor 2	203	2,955



The information contained in this brochure is for general information purposes only and is subject to change by Realberry Real Estate Services, LLC or its affiliates without notice. Artist renderings, maps and site plans are not to scale and are intended for informational and illustrative purposes only.

Building G | Level 3



Building/Floor	Tenant	Area (SF)
Bldg G - Floor 3	301	3,053
Bldg G - Floor 3	302	3,205
Bldg G - Floor 3	303	2,948



The information contained in this brochure is for general information purposes only and is subject to change by Realberry Real Estate Services, LLC or its affiliates without notice. Artist renderings, maps and site plans are not to scale and are intended for informational and illustrative purposes only.



Building G | Level 1 Lobby



Building/Floor	Indoor Area (SF)
Bldg G - Floor 1	955

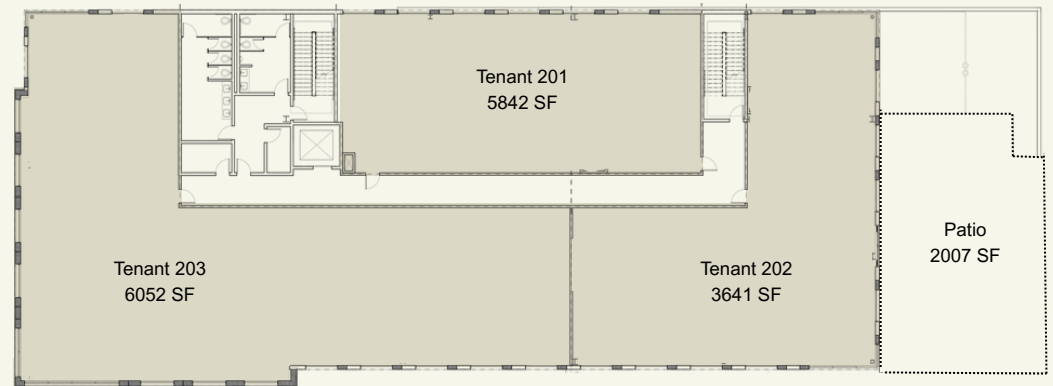


The information contained in this brochure is for general information purposes only and is subject to change by Realberry Real Estate Services, LLC or its affiliates without notice. Artist renderings, maps and site plans are not to scale and are intended for informational and illustrative purposes only.

FIND YOUR CENTER –
THEN BUILD FROM IT.



Building M | Level 2

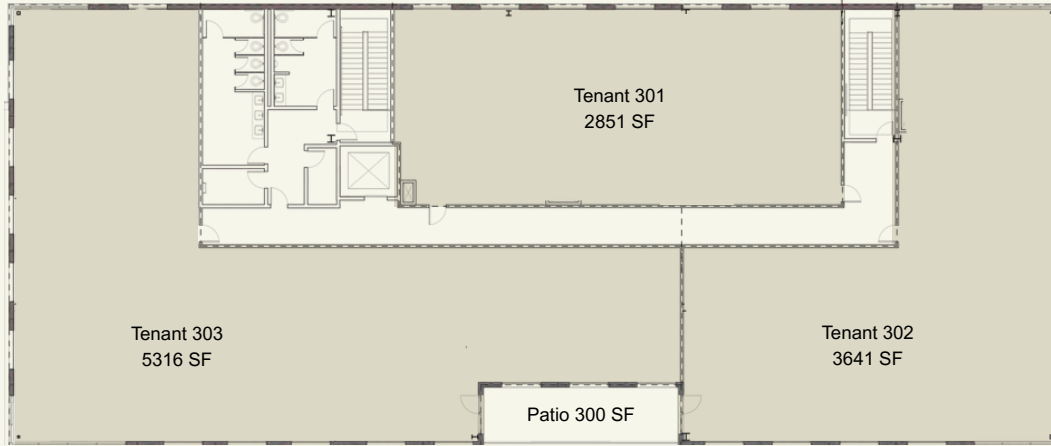


Building/Floor	Tenant	Area (SF)
Bldg M - Floor 2	201	2,855
Bldg M - Floor 2	202	3,641
Bldg M - Floor 2	203	6,052



The information contained in this brochure is for general information purposes only and is subject to change by Realberry Real Estate Services, LLC or its affiliates without notice. Artist renderings, maps and site plans are not to scale and are intended for informational and illustrative purposes only.

Building M | Level 3



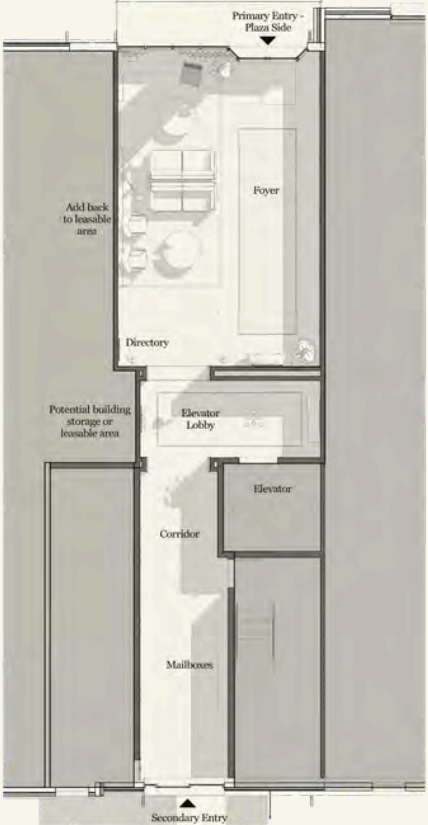
Building/Floor	Tenant	Area (SF)
Bldg M - Floor 3	301	2,851
Bldg M - Floor 3	302	3,641
Bldg M - Floor 3	303	5,316



The information contained in this brochure is for general information purposes only and is subject to change by Realberry Real Estate Services, LLC or its affiliates without notice. Artist renderings, maps and site plans are not to scale and are intended for informational and illustrative purposes only.



Building M | Level 1 Lobby



Building/Floor	Indoor Area (SF)
Bldg M - Floor 1	1,157



The information contained in this brochure is for general information purposes only and is subject to change by Realberry Real Estate Services, LLC or its affiliates without notice. Artist renderings, maps and site plans are not to scale and are intended for informational and illustrative purposes only.



Build with Intention

BUILD-TO-SUIT OPPORTUNITY

Center Street is a place for thoughtful growth—and that includes how and where we work.

This build-to-suit opportunity, offered in partnership with McWhinney, provides the flexibility to design an office space tailored to your team's needs, now and into the future.

With over 30 years of experience and more than 13 million square feet developed,

McWhinney brings a collaborative, client-focused approach to every project. Together, we'll create a workplace that blends function, wellness, and intentional design—right in the heart of a connected, community-driven destination.

**LET'S CREATE SOMETHING MEANINGFUL—
FOR TODAY AND FOR WHAT'S NEXT.**



The information contained in this brochure is for general information purposes only and is subject to change by Realberry Real Estate Services, LLC or its affiliates without notice. Artist renderings, maps and site plans are not to scale and are intended for informational and illustrative purposes only.

CENTER ST

AT BASELINE

AVAILABLE FOR LEASE

BTS OFFICE BUILDING
& OFFICE OVER RETAIL

*Broomfield, Colorado
Coming 2028*

For More Information, Please Contact:

Jonathan Shirazi
Senior Associate
+1 303 217 7968
Jonathan.Shirazi@JLL.com

James Roupp
Managing Director
+1 303 217 7947
James.Roupp@JLL.com

Realberry 

©2026 Realberry All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.

