

ASSEMBLY

An iconic building campus for creators and technology innovators.

Now under construction and pre-leasing. Opening spring 2021.

Leading companies, aspiring startups, and talented freelancers will come together under one roof, sharing energy, inspiration, and purpose-built amenities to support the common needs of creators.

Assembly is an adaptive reuse of three historic department store buildings. The towering ceilings, massive windows, and original architectural details will all be rediscovered.

The project is intended to anchor the region's creative and technology communities, and to put our city on the map for tomorrow's industries.

Announced tenants include:



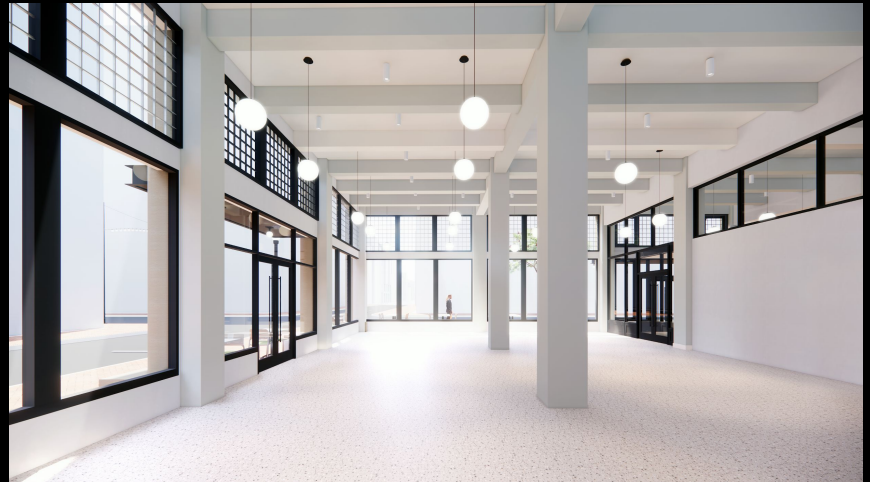
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We have 2,000 square feet of restaurant / retail space available

We imagine 1-2 tenants who serve as both a regional destination and a daily amenity to the Assembly community and their guests. This could be a lunch-dinner-drinks spot or a coffee-breakfast-lunch spot, or something else entirely. We'd love to hear your ideas.

The opportunity:

- A flagship corner location on Granby St & Freemason Ave, with the opportunity for sidewalk dining on both streets
- An estimated 400 employees within the Assembly buildings, with an interior storefront entrance for those tenants
- Massive storefront windows and 18'+ ceilings (mezzanine possible)
- Opportunity to offer on-premise catering to rooftop event space & building tenants
- Opportunity to use available rooftop space for an on-premise garden, if desired (not accessible to customers)
- Two on-site parking spaces plus on-street parking, four public parking garages within two blocks, and a light rail station within one block
- A generous buildout allowance and competitive rate for the right-fit tenant(s)
- Tenants are also eligible to apply for DNC's Vibrant Spaces grant (\$10k matching)





TENANT LOBBY / COMMON AREA



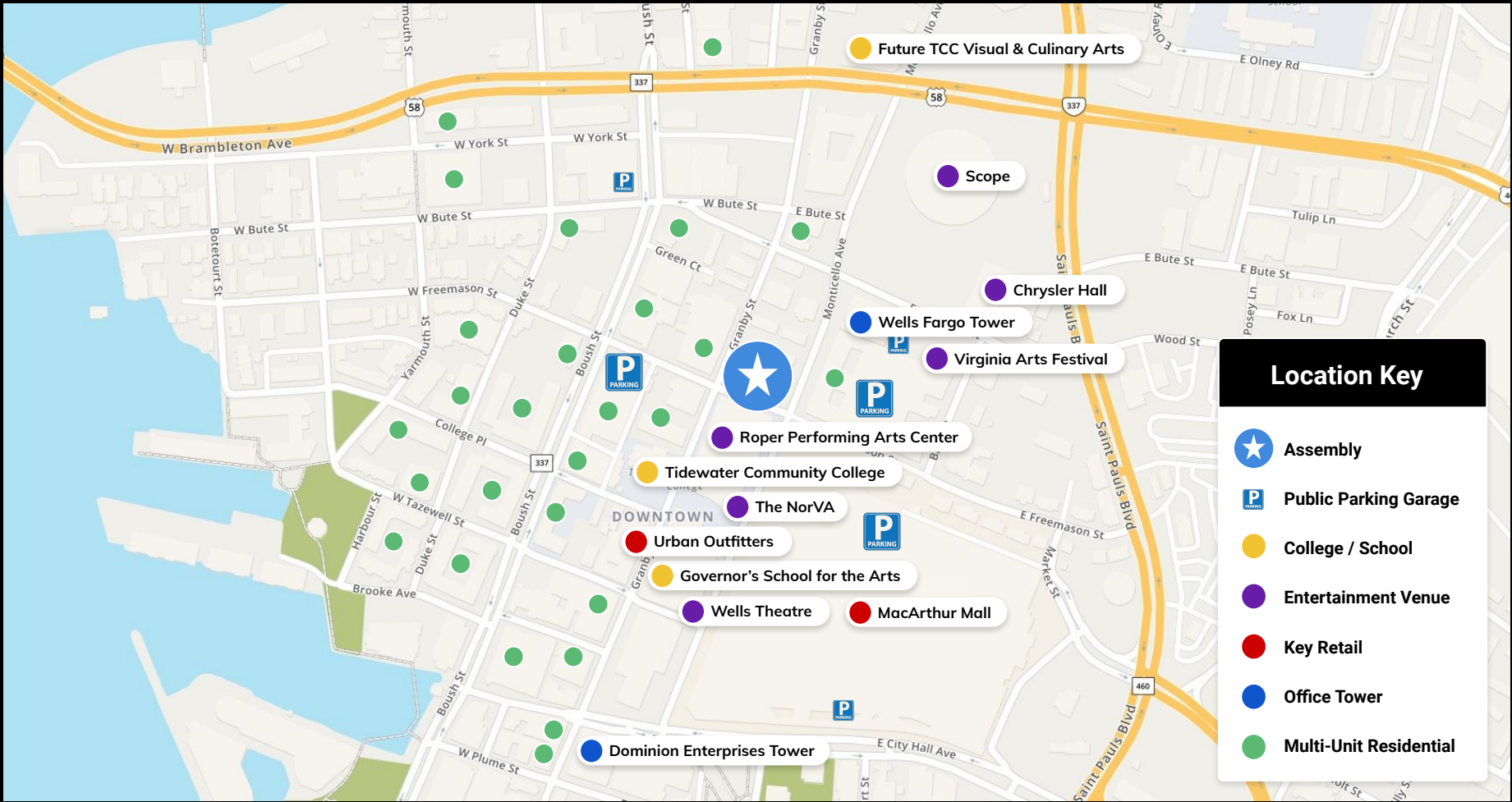
INTERIOR RETAIL ENTRANCE










ROOFTOP EVENT SPACE

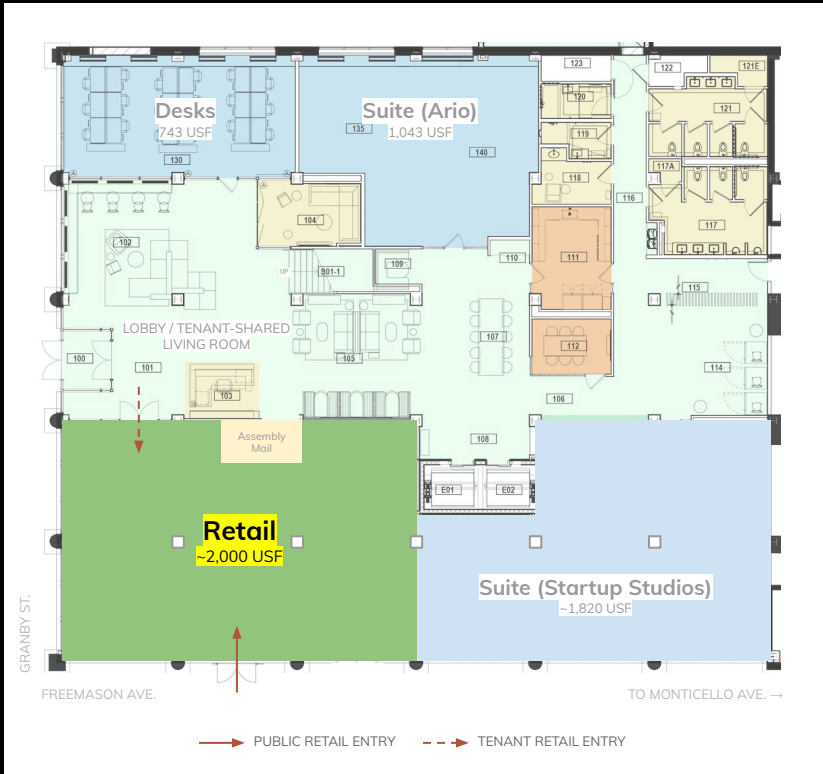


ROOFTOP EVENT DECK



Location Key

-  **Assembly**
-  **Public Parking Garage**
-  **College / School**
-  **Entertainment Venue**
-  **Key Retail**
-  **Office Tower**
-  **Multi-Unit Residential**



RETAIL FLOOR PLAN - OPTION 1



RETAIL FLOOR PLAN - OPTION 2