

20 BUILDING CAMPUS | 1.34M SQUARE FEET
UNRIVALED IMPROVEMENTS ALREADY UNDERWAY!



NEW OWNERSHIP

**BRIDGE
INVESTMENT
GROUP**



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INCREDIBLE CAMPUS LANDSCAPING



UNRIVALED TENANT COMMON SPACE

CAMPUS OVERVIEW

- 20 Building Campus
- 1,339,441 RSF
- 2 to 5 Story Buildings
- Land Area: 83 Acres
- Year Built: 1974-1984
- Renovated 2006-2017 & 2019!
- Parking: 3.25 : 1,000 Average
- Campus wide access to WiFi
- Campus Shuttle to Oak Street Light Rail Station
- On-site Property Management

\$16 MILLION IN PLANNED RENOVATIONS



MODERNIZED LOBBIES, ELEVATORS,
RESTROOMS, ENTRANCES, CORRIDORS
AND LANDSCAPING



EXPANDED GATHERING SPACES FOR
TENANT AND COMMUNITY EVENTS



LAKESIDE SEATING PAVILIONS



CENTRALIZED AMENITY SPACE:



MEETING SPACE



TENANT LOUNGE & GAME ROOM



OUTDOOR PATIO

CAMPUS AMENITIES

CONFERENCE & TRAINING CENTER

EXPANSIVE TRAIL SYSTEM

SAND VOLLEYBALL COURTS

ABUNDANT WALKABLE DINING OPTIONS

TENANT GRILL PAVILION

LARGE FITNESS FACILITY

CAMPUS SHUTTLE

MODERN OFFICE LAYOUTS



ABUNDANT AMENITIES WITHIN 1/2 MILE!

- | | | |
|----------------------------|---|-----------------------------|
| • Colorado Mills Mall | • Pei Wei | • Noodles & Company |
| • Super Target | • Chipotle | • Outback Steakhouse |
| • Whole Foods Market | • On The Border Mexican Grill & Cantina | • Mimi's Cafe |
| • DSW | • Ramano's Macaroni Grill | • Cafe Rio Mexican Grill |
| • Office Max | • Olive Garden | • Five Guys Burgers & Fries |
| • Bed Bath & Beyond | • The Keg Steakhouse & Bar | • Carrabba's Italian Grill |
| • Barnes & Noble | • Red Robin | • Bonefish Grill |
| • Christy Sports | • Which Wich | • Modmarket |
| • Qdoba | • Pieology Pizza | • Garbanzo |
| • Tokyo Joe's | | • Chick-fil-A |
| • Jamba Juice | | • Jimmy John's |
| • Einstein Bros Bagels | | |
| • Summit House Grill & Tap | | |