

# CLASS-A OFFICE SPACE IN BOULDER'S NEWEST TRANSIT-ORIENTED DEVELOPMENT



# S<sup>⚡</sup>PARK

3195 Bluff Street and 3390 Valmont Road  
Boulder, Colorado



**JB** THE JOHN BUCK COMPANY

Founded in 1981, The John Buck Company ("JBC") has established a track record and reputation as a premier, vertically-integrated real estate operating company focused on major U.S. urban markets. Since inception, they have successfully completed over \$10.5 billion of real estate transactions and acquired, developed, or redeveloped over 41 million square feet of office, high-rise residential, hotel, retail, and mixed-use properties.

JBC has evolved from the developer that transformed Chicago's Wacker Drive and Michigan Avenue to become a national development, investment, and advisory firm that produces superior returns for their fund investors and capital partners. JBC is currently active in Chicago, Washington, D.C., San Francisco, Tucson, Boulder, and Louisville.

More information can be found at:  
[www.tjbc.com](http://www.tjbc.com)

ILLUSTRATIVE MIXED USE INFILL DEVELOPMENT PROJECTS

**MILA | CHICAGO, IL**



- MILA is a 41-story luxury residential development completed Summer 2016
- Designed by BKL Architecture, MILA features 402 Class-A luxury residences which is highlighted by floor-to-ceiling windows and world-class amenities
- Approximately 21,000 square feet of retail space on the first two floors, fronting Michigan Avenue

**NORTH BRIDGE | CHICAGO, IL**



- Spanning over nine blocks, this assemblage includes a mix of retail, office, hotel, residential and parking totaling 5.7 million square feet
- Completed in 2010, consist of 602 residential units, 1.7 million SF of office and retail, and 2,675 hotel rooms
- In order to execute the master plan, JBC purchased air rights and modified existing entitlements to create and maximize value

**3Eleven | CHICAGO, IL**



- 25-story multifamily development, includes 245 luxury apartments and 3,000 square feet of retail space
- 3Eleven will offer several amenities, including a rooftop tenant lounge with a fitness center and outdoor space featuring hammocks, fire pits, grills, and a swimming pool
- 3Eleven broke ground in June 2016 and is anticipated to deliver in the fall of 2017

**PARK TOWER AT TRANSBAY | SAN FRANCISCO, CA**



- The 43-story development features over 740,000 RSF, inclusive of 730,000 SF office space and roughly 10,000 SF of ground-floor retail
- Floor plates range from 11,200 SF to 27,100 SF and provide varying core configurations
- 3-story open-air lobby with frontage on Howard Street, which will be immediately adjacent to the new Transbay Transit Center



Element Properties, a real estate development company founded in 2010 by Chris Jacobs and Scott Holton and based in Boulder, focuses on infill market-rate housing, affordable housing, and mixed-use places of exceptional value. Element Properties delivers creative and sustainable solutions that meet the community's needs, with a focus on infill, walkable, and transit-oriented projects.

To date, Element has completed over 20 projects in Boulder of varying sizes, types, and scale. Recently completed representative projects include several luxury infill for-sale condominium projects; 26-units, 32-unit, and 60-unit acquisition-rehab Class B apartment projects in downtown Boulder; a 239-unit Low Income Housing Tax Credit Partnership (LIHTC) affordable apartment housing project partnered with Google in central Boulder; and a 26-unit new construction luxury apartment project in downtown Boulder - the first Class A apartments ever constructed in downtown Boulder.

More information can be found at:  
[www.elementproperties.com](http://www.elementproperties.com)

## ILLUSTRATIVE BOULDER EXPERIENCE

### 21 PEARL | BOULDER, CO



- Five newly constructed, contemporary, two-story townhome units in the Whittier neighborhood
- Property features high-end construction quality and finishes
- Each resident enjoys a rooftop deck with views of the Flatirons, an alley-loaded garage and backyard living space

### 17 WALNUT | BOULDER, CO



- 26 modern lofts with energy efficient design and construction
- Top of the market finishes with expansive outdoor living spaces
- Underground parking provided for every unit
- Highly walkable location with direct access to numerous trails

### 2121 CANYON | BOULDER, CO



- 60 unit apartment building
- Located in downtown Boulder
- Full "gut rehab" and reposition achieving best-in-class rents
- Outdoor pool and first class interior resident amenity lounge and amenities

### THE NEST PORTFOLIO | BOULDER, CO



- 239 apartment portfolio across three buildings
- Located in central Boulder and all "transit-oriented" locations
- Partnered with Google, City of Boulder and USBank (LIHTC)
- Serves 50% and 60% AMI affordable housing workforce and family residents in Boulder

# S'PARK



200+  
multifamily units

90,000+ SF  
Class-A office space

40,000+ RSF  
ground floor  
retail space

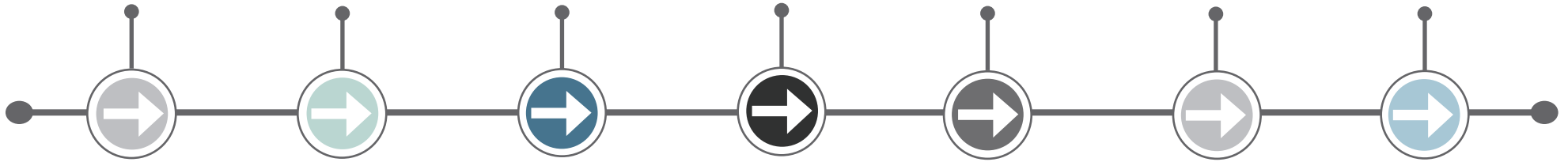
270+  
below-grade  
parking spaces

30  
street parking spaces

100,000 RSF  
additional development  
opportunity

# DEVELOPMENT TIMELINE

Market: Completed	Market: Completed	Market: Completed	Market: April-17	Market: May-17	Market: May-18	Market: May-18
Timber: Completed	Timber: Completed	Timber: Completed	Timber: April-17	Timber: May-17	Timber: Feb-19	Timber: Feb-19
Timber Parking: Completed	Timber Parking: Completed	Timber Parking: Completed	Timber Parking: April-17	Timber Parking: May-17	Timber Parking: May-18	Timber Parking: May-18



**Acquisition**

**Permit Submittal**

**Demolition**

**GMP**

**Construction  
Start**

**Construction  
Completed**

**Occupancy  
Begins**



LOCATION



Flatirons

Pearl Street Retail Corridor

rack **29th Street Mall**

Panera Bread H&M THE HOME DEPOT BEST BUY SEPHORA

lululemon athletica

Apple Starbucks **FIVE GUYS** BURGERS and FRIES REI coop

ANTHROPOLOGIE Walgreens

**TRADER JOE'S** CHIPOTLE MEXICAN GRILL

CU University of Colorado Boulder

CROCS patagonia STEVE MADDEN LUSH FRESH HANDMADE COSMETICS

ATHLETA free people prAna American Apparel NEWTON

**S PARK**



## THE S'PARK NEIGHBORHOOD

*New development within  
Boulder Junction*



*Two blocks from new rapid bus  
transit station and  
minutes from downtown  
Boulder*



*Pre-certified LEED-ND Platinum*



*Class-A office space with  
nearly columnless floorplates and  
high ceilings*



*Anticipated retail tenants  
include a Mexican restaurant  
and a local brewpub*



*Mix of best-in-Boulder  
residential: studios, 1, 2, 3-beds  
plus townhomes*



**Boulder's first "eco-district" aiming for LEED-ND Platinum Certification**  
*(the 1st in Colorado, and the 3rd in the USA)*

# “MARKET” BUILDING OVERVIEW



37,000+ SF  
office

11,000+ SF  
restaurant & brew-pub

covered garage  
parking spaces

indoor  
bike parking

nearly columnless  
floorplates with  
high ceilings

outdoor decks with  
views of Flatirons



## THE OFFICE SPACE

37,000+ SF of Class-A creative office space



Nearly columnless floor plates (30-foot spans)



4,200+ SF of outdoor spaces for office and retail tenants



Uninterrupted views of the Flatirons



Designed for collaborative, efficient work environment



271-stall covered parking garage available for office tenant use



Efficient floorplates with 15% load factor





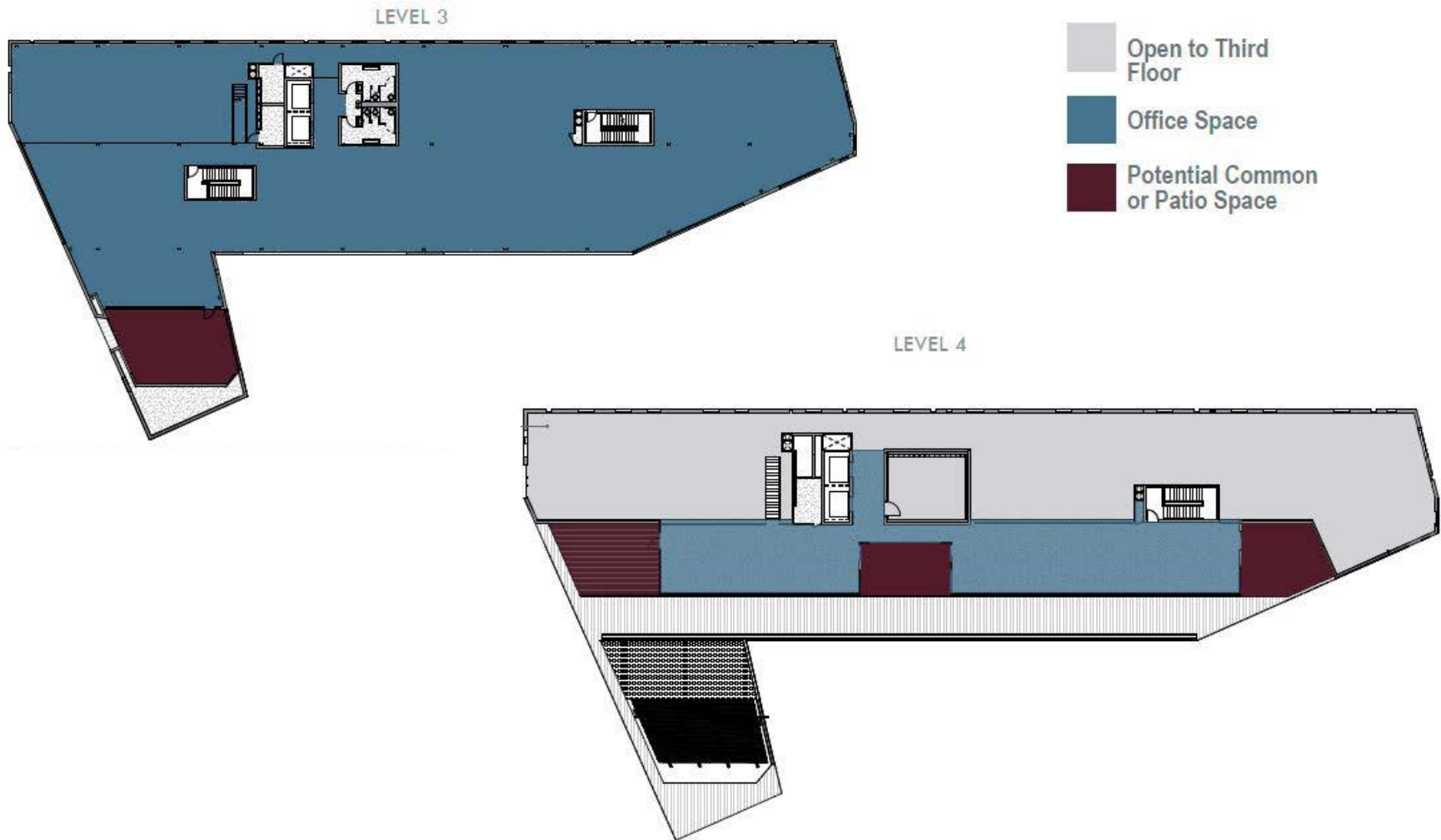
MARKET



Designed to MAXIMIZE workspace EFFICIENCY and VIEWS of Flatirons



MARKET



HIGH ceilings and nearly COLUMNLESS floorplates



## THE RETAIL SPACE

11,000+ SF of retail space in  
"Market" building



Anticipated tenants include an  
upscale Mexican restaurant  
and a local brewpub



Outdoor dining space



Other anticipated retail tenants  
for the development  
include a restaurant/cafe



Street-level and covered  
parking for retail tenants  
and customers



## THE RESIDENTIAL SPACE

200+ residential units



Best-in-Boulder apartments  
and amenities



Studio, 1, 2, 3-bed apartments plus  
townhomes will naturally  
serve employees and  
executives of office tenants



Fitness center including  
weight/cardio room and  
yoga/spin studio



Pool deck and fire pit  
overlooking Flatirons



In-building parking garage for  
use by residents





# SPARK



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