



**A LIFE SCIENCES &
TECHNOLOGY CAMPUS**

BREG CLOVER BASIN, LLC
a joint venture between

Broe
Real Estate Group

 **ALVAREZ & MARSAL**
CAPITAL REAL ESTATE



A LIFE SCIENCES &
TECHNOLOGY CAMPUS

A lifestyle-centric & amenity-rich campus, capable of meeting the most exacting demands of a single user or multiple tenants.



MAX TECH CENTER

BREG Clover Basin, LLC is pleased to present MTC - offering endless possibilities for companies looking to elevate their business profile through a completely customizable science and technology campus on the largest block of contiguous space available in Colorado.

The 24-acre campus offers 500,000± SF of space with in place infrastructure tailored to meet the stringent requirements associated with life sciences, R&D, and/or technology-related uses. The existing structure is easily demisable to suit a variety of tenant sizes. Located in Boulder County, MTC is ideally located in an amenity-rich area to help attract and retain the best and brightest life sciences talent from the Boulder and Denver metro areas.



LOCATION

Easy access to unique & affordable neighborhoods, as well as the type of high-quality amenities so in demand by today's target workforce.



- 1 VILLAGE AT THE PEAKS: 2 MINUTES
- 2 BOULDER: 15 MILES
- 3 FORT COLLINS: 33 MILES
- 4 DENVER INTERNATIONAL AIRPORT: 44.5 MILES
- 5 DENVER: 34 MILES
- 6 ANSCHUTZ CAMPUS: 37 MILES
- 7 COLORADO SCHOOL OF MINES: 33 MILES
- 8 LONGS PEAK: 40 MILES
- 9 VAIL: 114 MILES

 **Fitness Center:**
On-Site Amenity 

 **Lounge & Coffee Bar:**
On-Site Amenity 

 **Village at the Peaks:**
10 minute walk 

 **Desirable Housing:**
10 minute drive 

 **Hotels:** 4+ within a
10 minute drive 

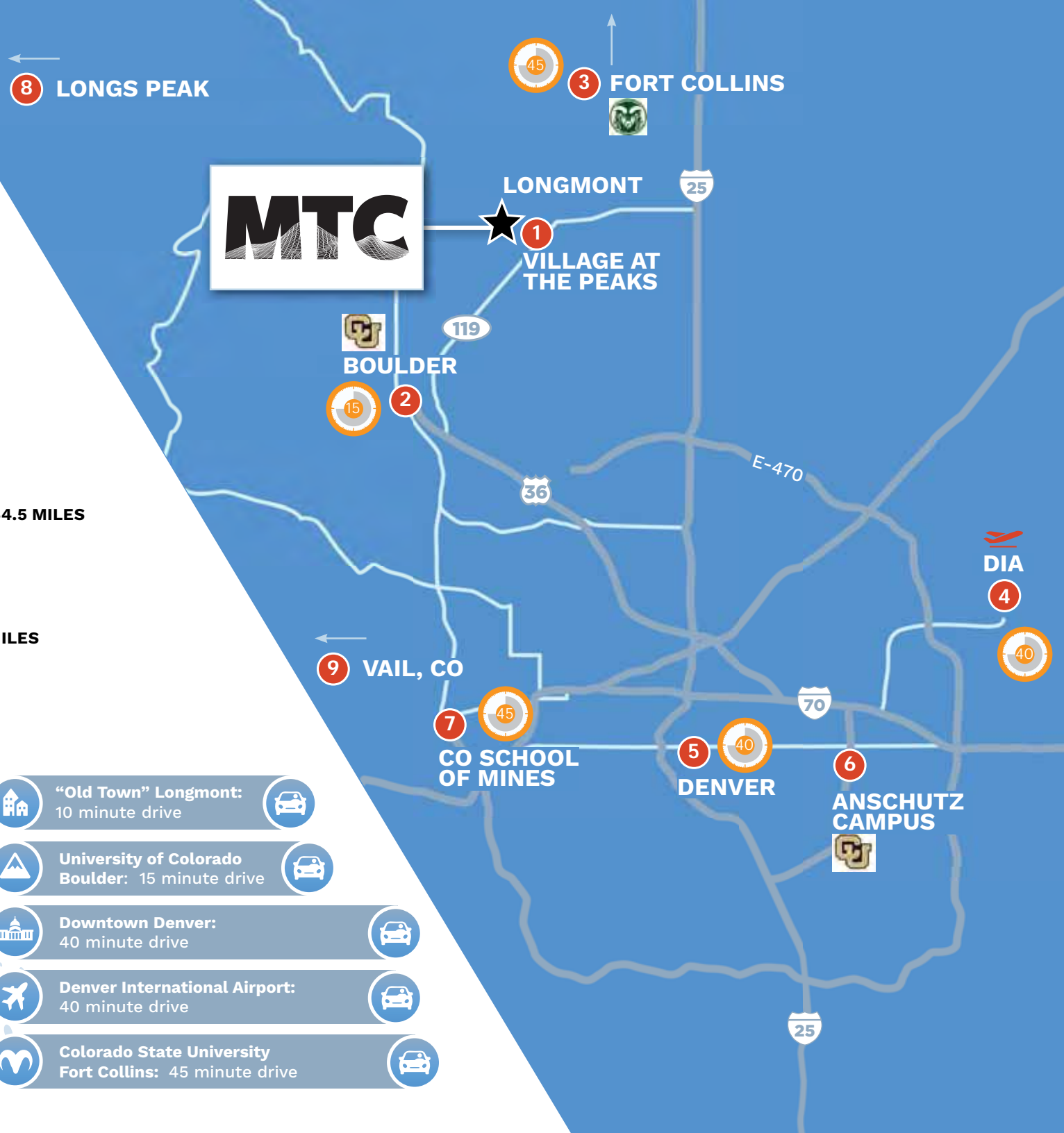
 **"Old Town" Longmont:**
10 minute drive 

 **University of Colorado
Boulder:** 15 minute drive 

 **Downtown Denver:**
40 minute drive 

 **Denver International Airport:**
40 minute drive 

 **Colorado State University
Fort Collins:** 45 minute drive 



Endless possibilities
for a completely
customizable campus
with the largest
available contiguous
block of space in
Colorado.



POWER

Longmont Power & Communications electric rates are among the lowest in Colorado and the nation.

28% below average cost in Colorado



CONNECTIVITY

NextLight internet speeds are the fastest in the country (standard speed up to 1 gbps).

~30% less than Comcast or Century Link average



**A LIFE SCIENCES &
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2452 Clover Basin Drive
Longmont, Colorado

BUILDING SIZE:
500,000± SF

AVAILABILITY:
Immediate

RENTAL RATE:
Negotiable

PROPERTY HIGHLIGHTS:

- » Full repositioning to best in class Life Science / R&D Campus (projected completion Fall 2022)
- » Highly amenitized common areas:
 - » Over 20,000 SF of common court yard
 - » Over 30,000 SF of private tenant specific outdoor courtyard and patios
 - » High-end, 6,000+ SF modern fitness center
 - » 10,000 SF of shared tenant lounge with coffee bar and conference facilities
- » Ceiling heights: 14' 8" to 19' 4" throughout
- » Abundance of single-story space allowing for individual tenant entrances and ability to create corporate identity
- » Six (6) dock high loading doors (with the ability to expand)
- » Building Utilities:
 - » Water: City of Longmont - 3" water line to building with a capacity of 230,400 GPD, each "pod" also has a 1 1/2" domestic water line
 - » Sewer: City of Longmont - 6" sewer line to building, and 2-story "spine" has 2 sewer lines (one north and one south)
 - » Gas: Xcel Energy - 2 lb gas to three 2" meters
- » New roof - 2022 install
- » Power:
 - » Six (6) incoming utility transfers
 - » 8MW of power, nearby capacity to expand to >25MW

SITE PLAN



KEY

BUILDING SIZE:
500,000± SF

- E** ENTRANCE
- P** PRIVATE OUTDOOR PATIO
- O** MTC OUTDOOR AMENITY
-  16,000± SF LOUNGE, COFFEE BAR & FITNESS CENTER

TOTAL PARKING:
1,336 stalls
(including 87 on Trade Center Avenue)



DESIRABLE TALENT POOL WITH LIFE SCIENCE FOCUS...

TAP INTO ONE OF THE MOST IN-DEMAND WORKFORCES IN THE COUNTRY



>50% of area employment is provided by advanced technology companies. **Access to top tech talent.**



72% of Boulder County residents have a bachelor's degree or higher. **Hire from one of the most highly educated talent pools in the nation.**



2.3% employment growth compared to 1.5% national average. **Benefit from strong economic conditions.**



4 top-ranked bioscience programs at CU Boulder, CSU, University of Denver and CU Denver.



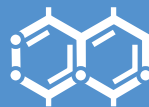
100,000+ students enrolled at CU Boulder, DU, CSU, MSU Denver, Front Range Community College and more! **Recruit from an esteemed network of colleges & universities.**



Denver is one of the 5 Cities in the Nation Emerging As Future Hubs For Life Sciences Development



+15% employment growth in this sector in the last five years.



One of the fastest-growing life sciences markets in the nation.



>30,000 bioscience jobs in Colorado.

WHAT'S HAPPENING IN LIFE SCIENCE?

Demand for new lab space is more than double available supply in Denver area. In the Denver-Boulder area, over 35 tenants are seeking nearly 1.5 million SF of lab space, compared to a construction pipeline of 635,000 SF.

\$2.4 billion of venture capital in metro Denver was directed to life sciences companies, a record high for the market.

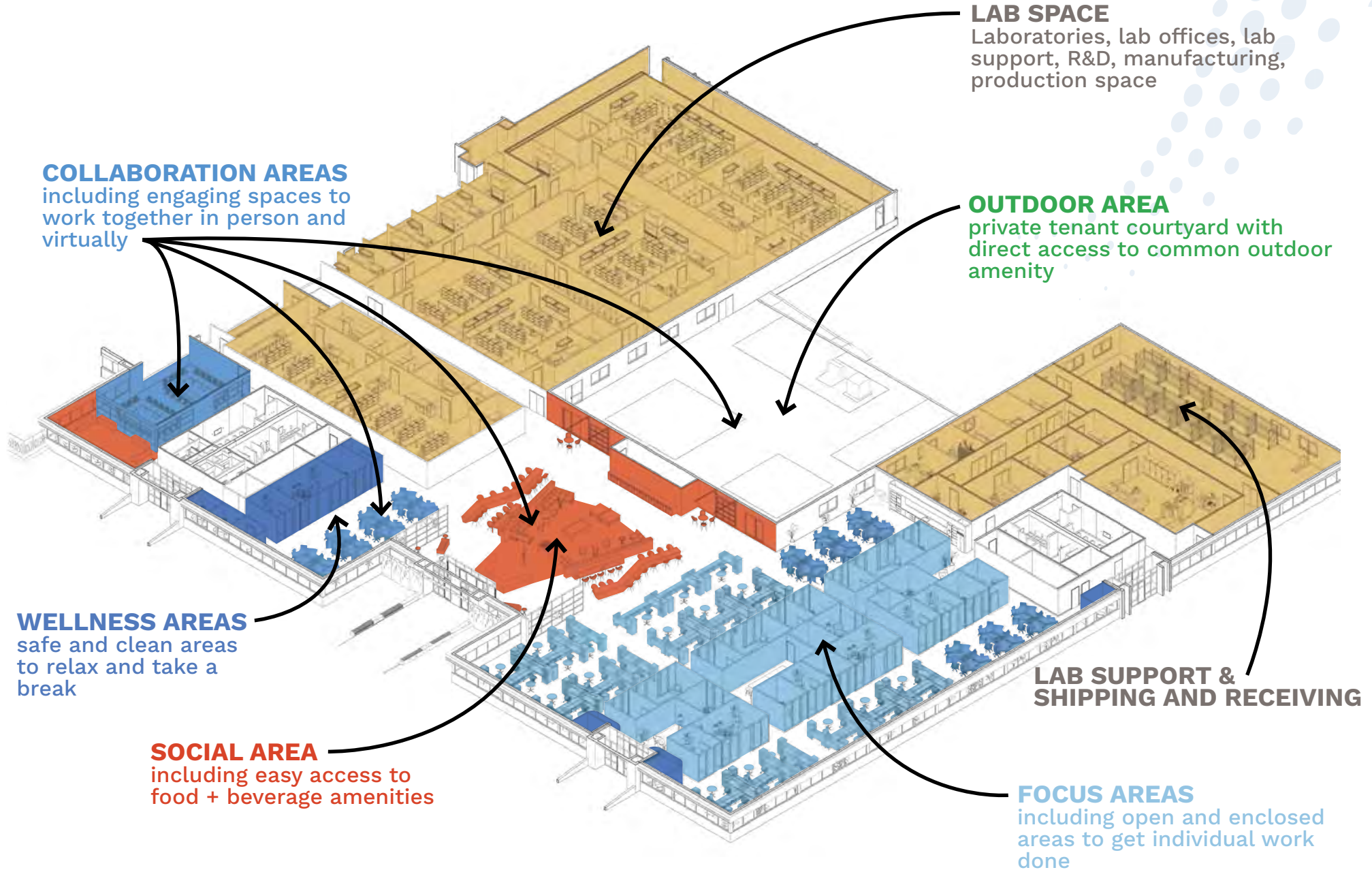
The Denver-Boulder region is the 10th-largest life sciences market in the U.S. by lab/R&D inventory with 3.4 million SF dedicated to the sector.

LIFE SCIENCE IN THE MARKET...



LIFE SCIENCE

POD D CONCEPTUAL PLAN



LIFE SCIENCE

POD D TEST FIT



outdoorSPACE

- » Activated exterior spaces that are suitable for team congregation
- » Highly amenitized 20k+ SF common courtyard featuring custom shade structure with fire pit and heat lamps, amphitheater seating areas, food truck court, lawn games, built-in BBQ, and outdoor charging stations
- » Over 30k SF of private tenant courtyards and patios



wellnessSPACE

» 6,000 +SF High-end fitness center:

- » Open fitness area with bouldering wall
- » Private yoga / fitness studio with virtual instruction
- » Oversized TRX fitness system
- » Resort-style locker room with showers and private changing areas
- » Ample airflow through automatic overhead glass doors
- » State of the art HVAC filtration and air sanitization



socialSPACE

- » 10,000 +SF vibrant tenant lounge with direct connectivity to common courtyard featuring coffee bar, grab n' go food service, large screen televisions, table games, amphitheater seating area and grand fire place
- » Wireless internet connectivity and charging stations
- » Ample airflow through multiple automatic overhead glass doors
- » State of the art HVAC filtration and air sanitization



collaborationSPACE

» Tenant lounge also features over 1,000SF of flexible meeting space including:

- » Boardroom with seating for 20+
- » Training room with seating for 100+



CITY OF LONGMONT



LONGMONT, COLORADO

Longmont is one of the most strategic locations for bioscience businesses in Colorado. Ideally positioned to attract top talent from Denver and Boulder, the area offers a unique combination of infrastructure, affordability, quality of life, a skilled workforce, and a business-friendly climate.



CONNECTIVITY

Known as "Gig City," Longmont recently voted to expand the public fiber optic broadband network to offer every home and business in Longmont access to high-speed internet. Its Nextlight internet speeds are the fastest in the county (with standard speed up to 1 GBPS) – and 30% more affordable than Comcast or CenturyLink. quality of life, a skilled workforce, and a business-friendly climate.



RECREATION

The best of the Colorado lifestyle is at your fingertips in Longmont, with countless hiking and biking trails and easy access to Rocky Mountain National Park. Just minutes away, Union Reservoir offers 736 acres of boating, kayaking, stand-up paddle boarding, fishing, camping and more. The city is also home to a growing craft food and beverage industry, including famous brands like Oskar Blues and Left Hand Brewing Company.



ECONOMIC DEVELOPMENT

Longmont provides a variety of business resources through a partnership with the Longmont Area Economic Council. Longmont has tax incentives directed at a variety of activities including manufacturing, R&D, new construction or tenant finish, and personal property investment. We also coordinate incentives that are available from the Colorado Office of Economic Development including employee training and job creation grants.



HOUSING

Longmont enjoys the unique position of being one of the most affordable locations in the region as well as having one of the highest qualities of life. The city recently ranked #23 out of 100 Best Places to Live, according to Livability.

2021 MEDIAN VALUE OF OWNER-OCCUPIED HOUSING UNITS



SOURCE: ESRI



YOUR NEW CAMPUS AWAITS...



MTC

BOULDER

OLD TOWN LONGMONT



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