

FIVE POINT LIFE CENTER

BROOMFIELD, COLORADO

INSTITUTIONAL OFFICE CAMPUS
LEASING OPPORTUNITY



5 POINT
LIFE CENTER

LOKATION®
REAL ESTATE

791,901 RSF AVAILABLE
MULTI-TENANT & LARGE BLOCK OPPORTUNITY

4-BUILDING CAMPUS | 791,901 SF | 45.78 ACRES | 3,085 PARKING SPACES



01

02

03

04

TABLE OF CONTENTS

EXECUTIVE SUMMARY

Offering Summary	4
Investment Highlights	6

PROPERTY SUMMARY

Location Map	10
Aerial View	11
Aerial Map	12
Site Plan	13
Floor Plan	14
Property Photos	32

TENANT OVERVIEW

Tenant Overview	40
-----------------	----

AREA OVERVIEW

Demographics	43
About Broomfield, Colorado	44
About Colorado	45



EXECUTIVE SUMMARY

1025 ELDORADO BLVD, BROOMFIELD, CO

OFFERING SUMMARY

AVAILABLE RSF

791,901 SF

PROPERTY TYPE

Class A Office

LOT SIZE

45.78 Acres

PARKING

3,085 Spaces



1025 ELDORADO BLVD, BROOMFIELD, CO

OFFERING SUMMARY

PROPERTY DETAILS

Address	1025 Eldorado Blvd., Broomfield, CO 80021
Property Type	Office
Property Subtype	Class A Office Campus
Building Size (RSF)	791,901 SF
Typical Floor Size	±43,995 – 48,062 SF
Stories	Four (4)
Land Size	45.78 Acres
Parking	3,085 Spaces (4.0 per 1,000 SF)
Year Built	1999 – 2001
Building Class	Class A
Zoning	Planned Unit Development (PUD)
Availability	For Lease – Partial Campus Availability with Multi-Tenant and Large Block Opportunities

Additional Campus Features:

Buildings 2, 3, and 4 include subterranean tunnel sections, providing additional connectivity and utility between portions of the campus.

1025 ELDORADO BLVD, BROOMFIELD, CO

SUBJECT
PROPERTY

Indiana St

Google

Simms St

W 108th Ave

Westmoor Dr

Simms St

W 120th Ave

INTERLOCKEN

Eldorado Blvd

Interlocken Blvd

Interlocken Loop

Via Varra

Northwest Pkwy

W Dillon Rd

S 96th St

H

S 88th St

W Dillon Rd

W Dillon Rd

Superior

Coal Creek Dr

McCaslin

INVESTMENT HIGHLIGHTS



ROBUST INFRASTRUCTURE IS A RARE FIND

3,085 parking spaces | On-site amenities

The Campus offers a total of 3,085 parking spaces, including 1,585 surface spaces and 1,500 garage spaces, providing ample parking for tenants and visitors. The property also features outdoor gathering areas and functional common spaces throughout the campus. Each building is equipped with passenger and freight elevators, LED lighting upgrades, and individual heating systems, delivering a highly functional and efficient environment for a wide range of office users.



LIMITED COMPETING SUPPLY DRIVES DEMAND

Large block scarcity | Minimal pipeline | Strong positioning

Large block office availability in Broomfield is extremely limited due to the prevalence of owner-user campuses. With only approximately 62,560 SF of office space currently under construction out of a 7.3 million SF inventory, there are few viable alternatives. 1025 Eldorado is well-positioned to capture demand with its ability to accommodate large users without sacrificing infrastructure or campus amenities.

INVESTMENT HIGHLIGHTS



SCALE AND FLEXIBILITY FOR MULTIPLE USERS

791,901 SF campus | Multi-tenant capability

The property consists of four buildings totaling 791,901 SF, including three large buildings each exceeding 200,000 SF and a central 85,167 SF amenity building. Buildings 1, 3, and 4 feature efficient mirrored floorplates, with each wing designed as a reflection of the other, creating highly functional and repeatable layouts that support flexible demising and efficient space planning. The building separation and adaptable configurations allow for both single-tenant occupancy and multi-tenant leasing while maintaining operational independence across the campus.



AMENITY-DRIVEN CAMPUS ENVIRONMENT

Fitness center | Cafeteria | Walkable campus setting

The Campus offers a full-service amenity environment designed to enhance the tenant and employee experience, featuring a fitness center with full locker rooms, a cafeteria, café pop-up, outdoor seating areas, and interconnected walkways throughout the property. These on-site conveniences promote productivity, employee wellness, and workplace satisfaction while providing companies with a professional corporate campus setting that can help attract and retain top talent.

INVESTMENT HIGHLIGHTS



HIGH-QUALITY TENANT BASE & STABLE SUBMARKET

Fortune 500 presence | Strong occupancy history

The submarket is home to a strong roster of corporate tenants including Ball Corporation, Oracle, Vail Resorts, and Intermountain Healthcare. Historically, office assets in the area have maintained occupancy levels near 89% with average vacancy around 11.3% over the past decade, demonstrating long-term stability and institutional appeal.



STRATEGIC LOCATION ALONG THE US 36 CORRIDOR

Between Denver & Boulder | Strong accessibility

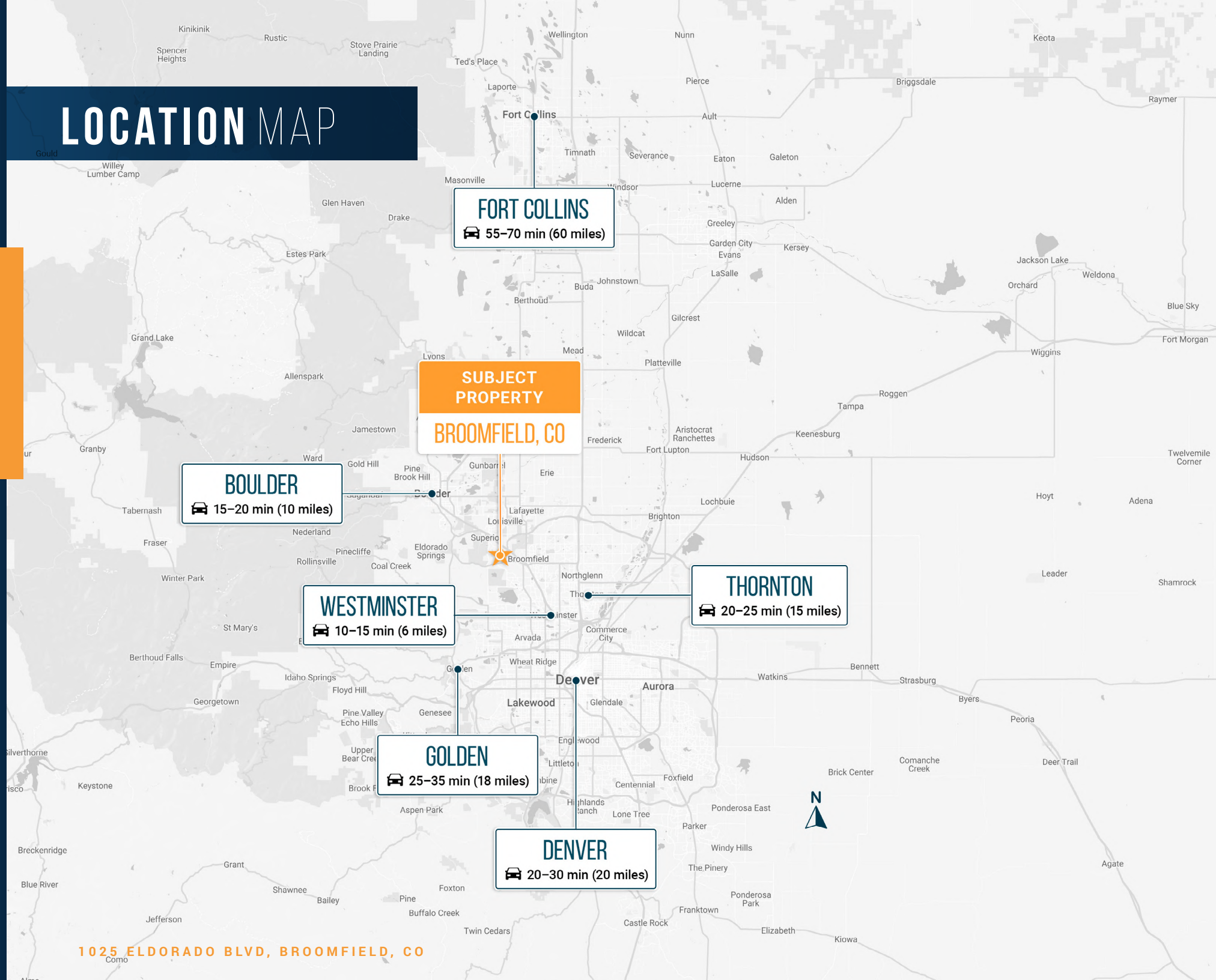
Broomfield's location between Denver and Boulder provides direct access to two of Colorado's largest employment hubs. The property benefits from proximity to major highways, Denver International Airport, and regional transit systems, making it an ideal location for companies seeking accessibility and workforce convenience.



PROPERTY SUMMARY

1025 ELDORADO BLVD, BROOMFIELD, CO

LOCATION MAP



1025 ELDORADO BLVD, BROOMFIELD, CO

AERIAL VIEW

128

GOLF COURSE

PARTNERS
GROUP

GOLF COURSE

GOLF COURSE

GOLF COURSE



SAFEWAY

Coalton Rd



SUNRISE
SENIOR LIVING

LIFETIME
HEALTHY WAY OF LIFE

Walmart

AERIAL MAP



1025 ELDORADO BLVD
BROOMFIELD, CO 80021



Rocky Mountain Metropolitan Airport



Jefferson Academy Secondary School

1025 ELDORADO BLVD, BROOMFIELD, CO

SITE PLAN

BUILDING 6000
GENERATOR BUILDING

PARKING
GARAGE

PARKING
GARAGE

4000

3000

2000

1000



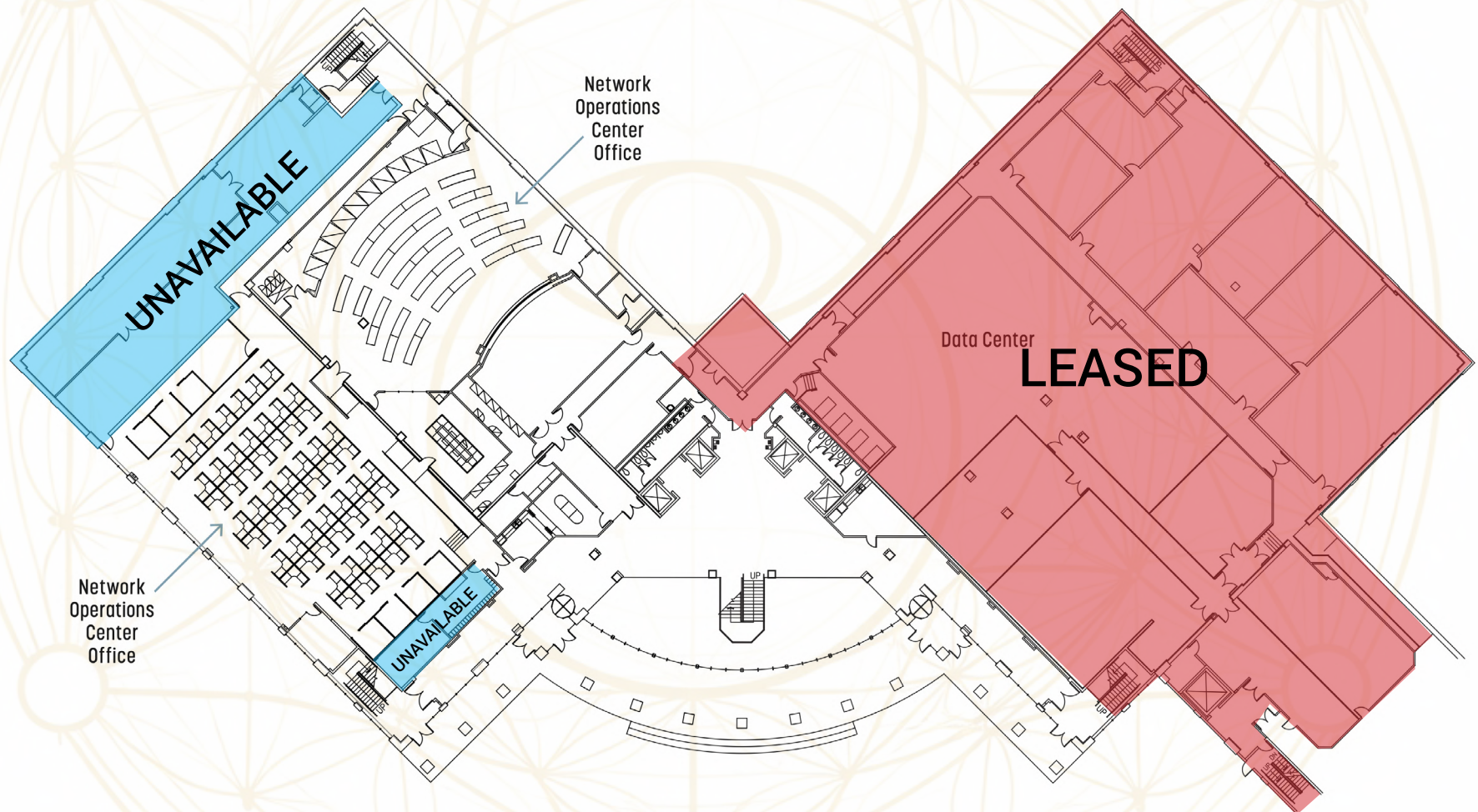
OUTDOOR PAVILION
& BASKETBALL COURT

ELDORADO BLVD

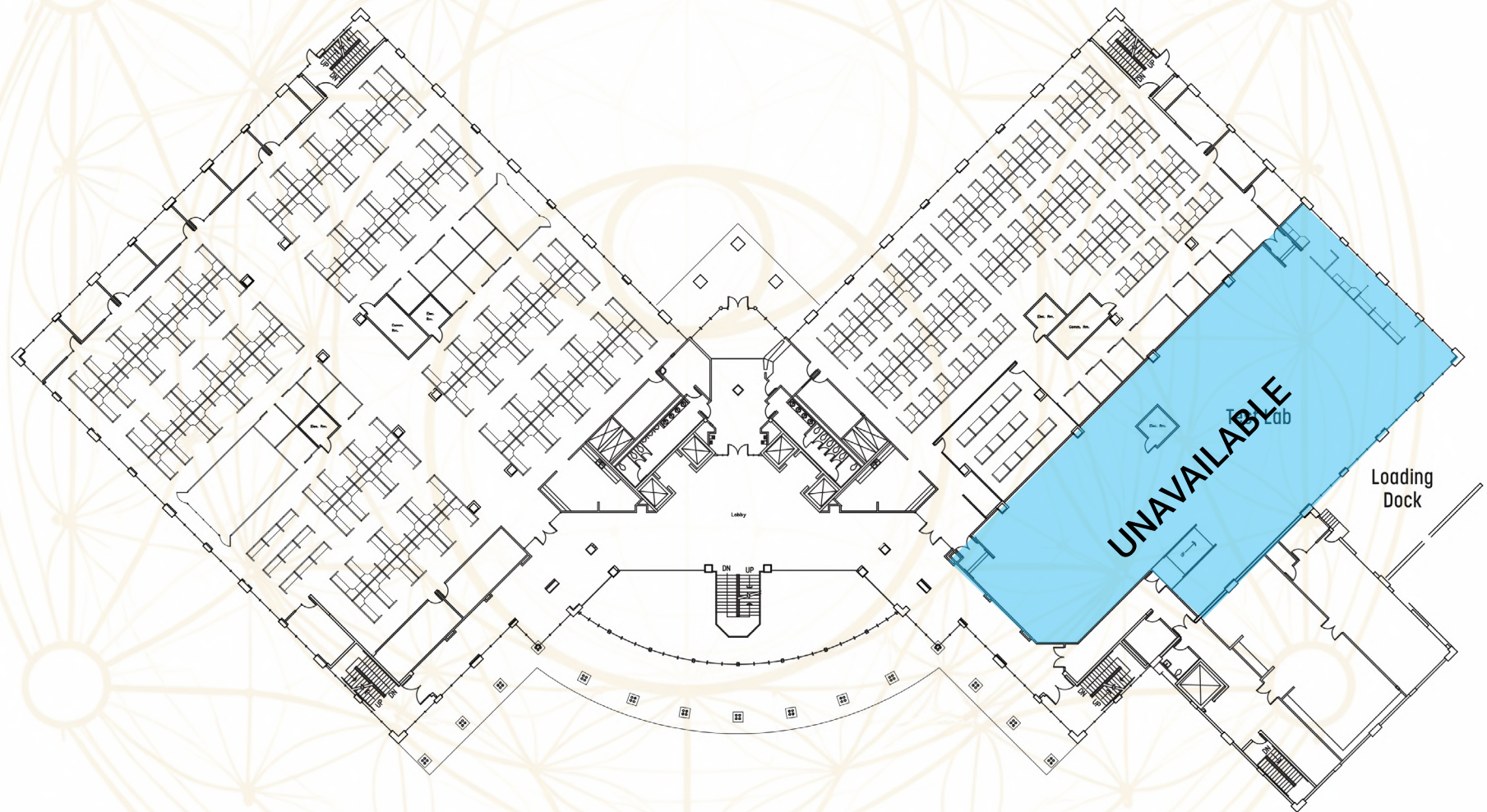
1025 ELDORADO BLVD, BROOMFIELD, CO



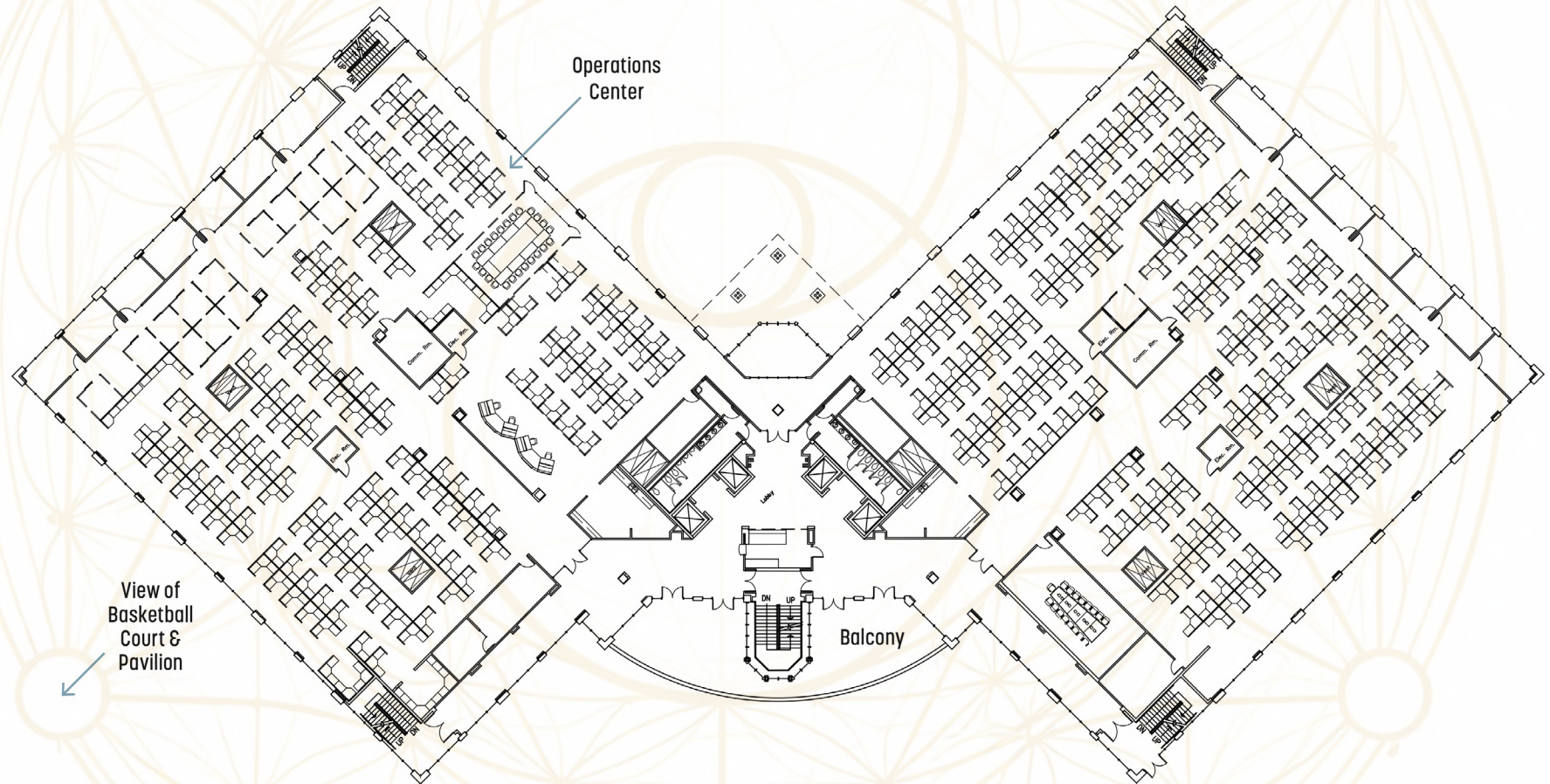
1ST FLOOR - 1000 BUILDING



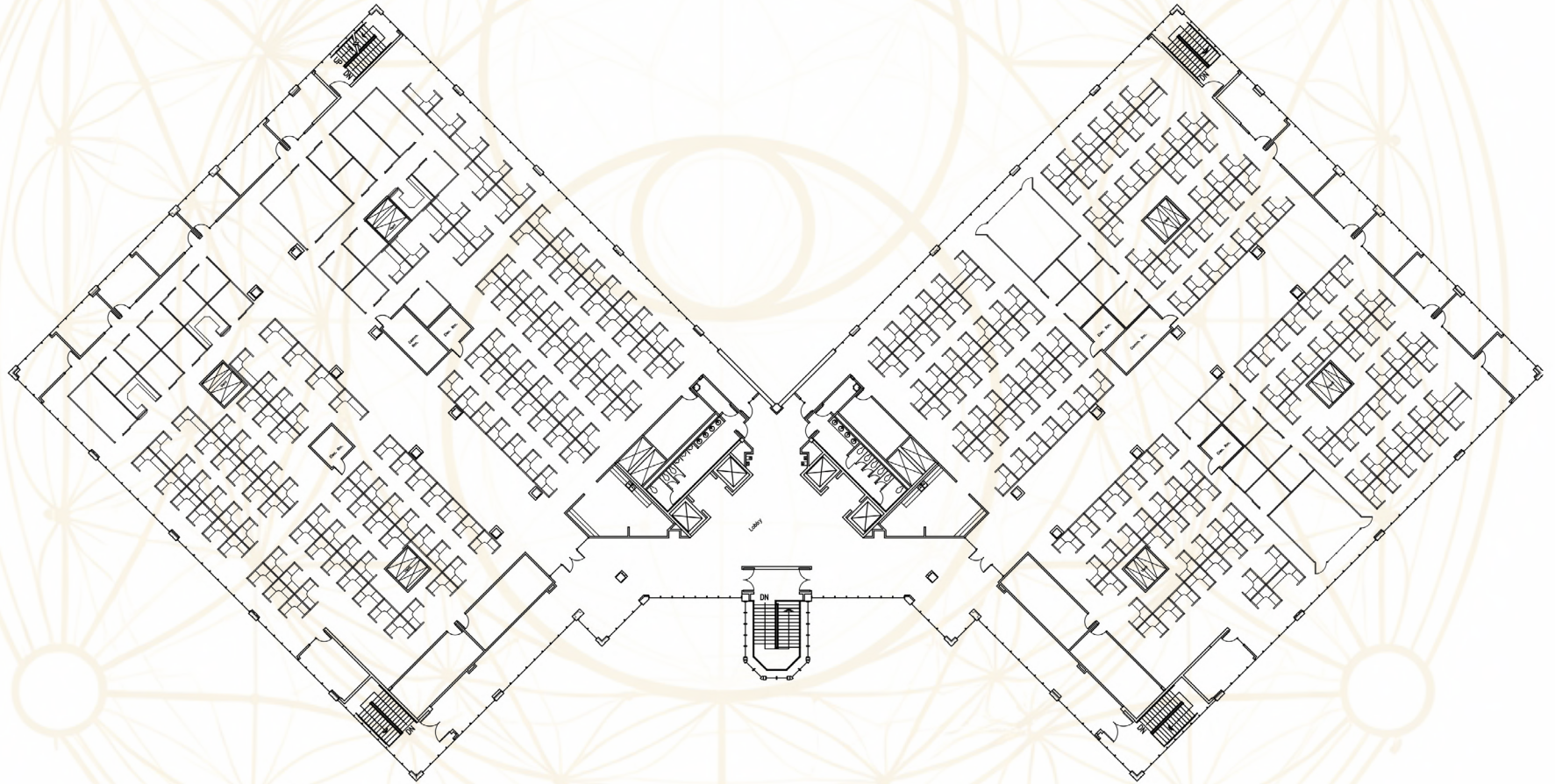
2ND FLOOR - 1000 BUILDING



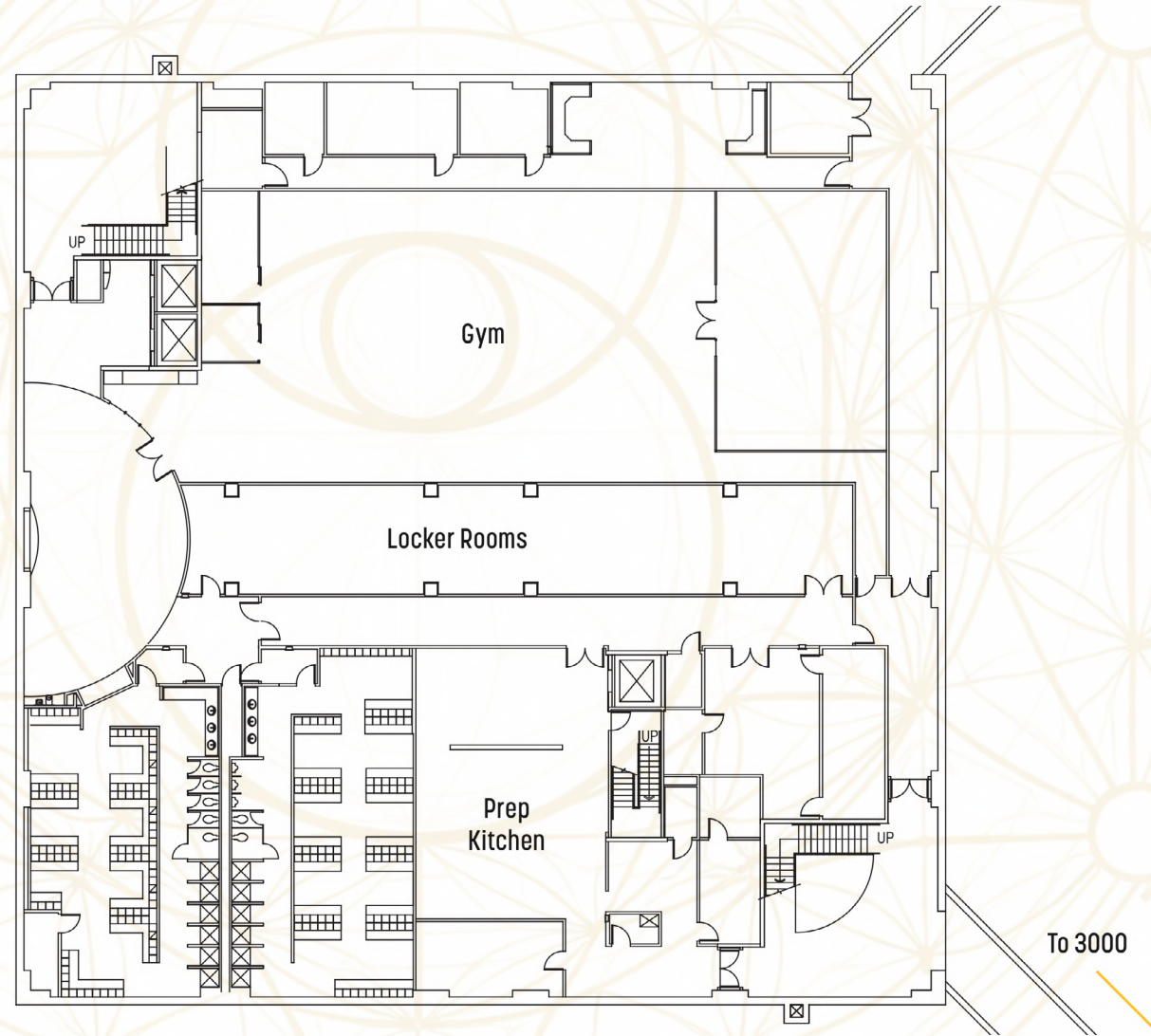
3RD FLOOR - 1000 BUILDING



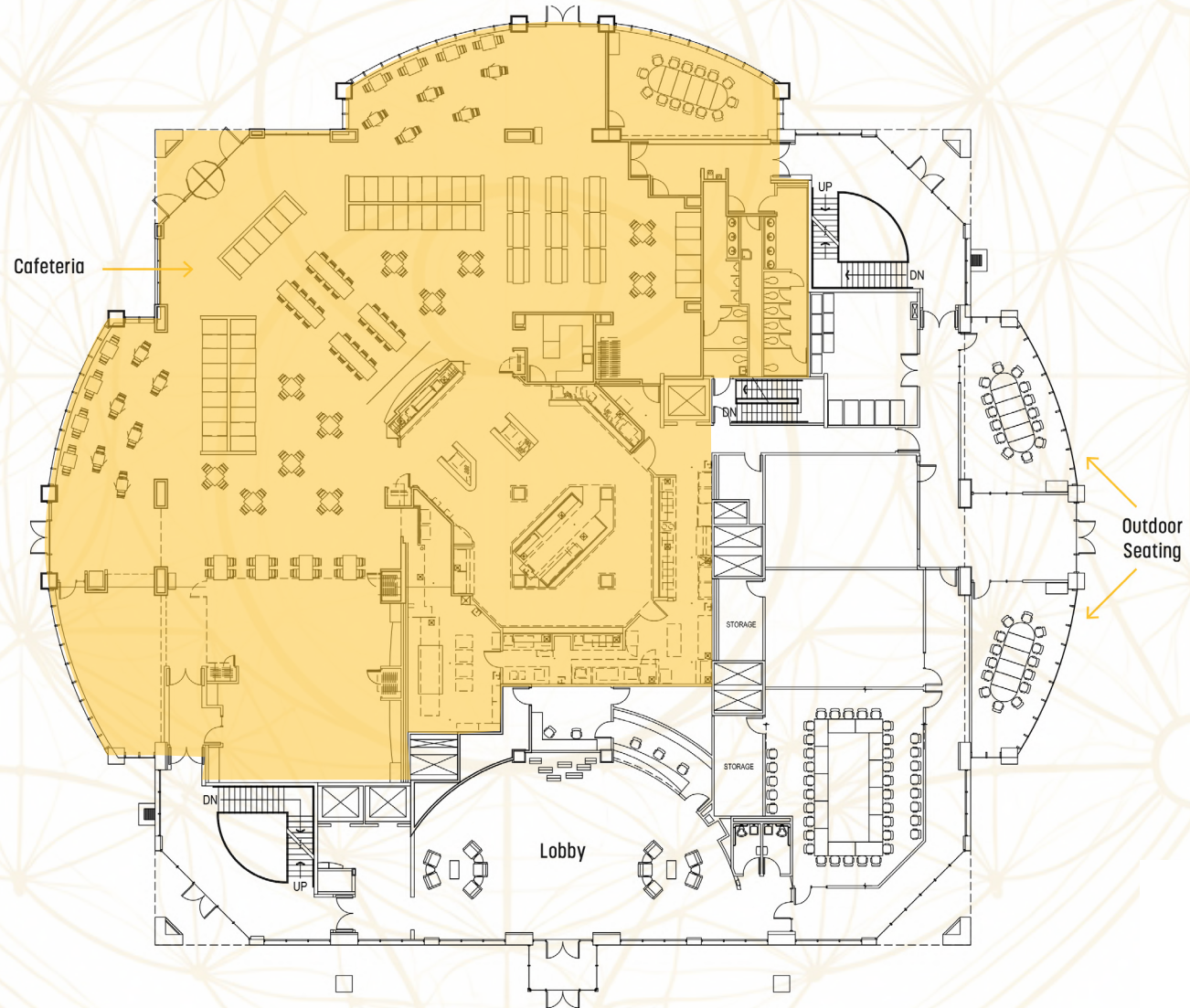
4TH FLOOR - 1000 BUILDING



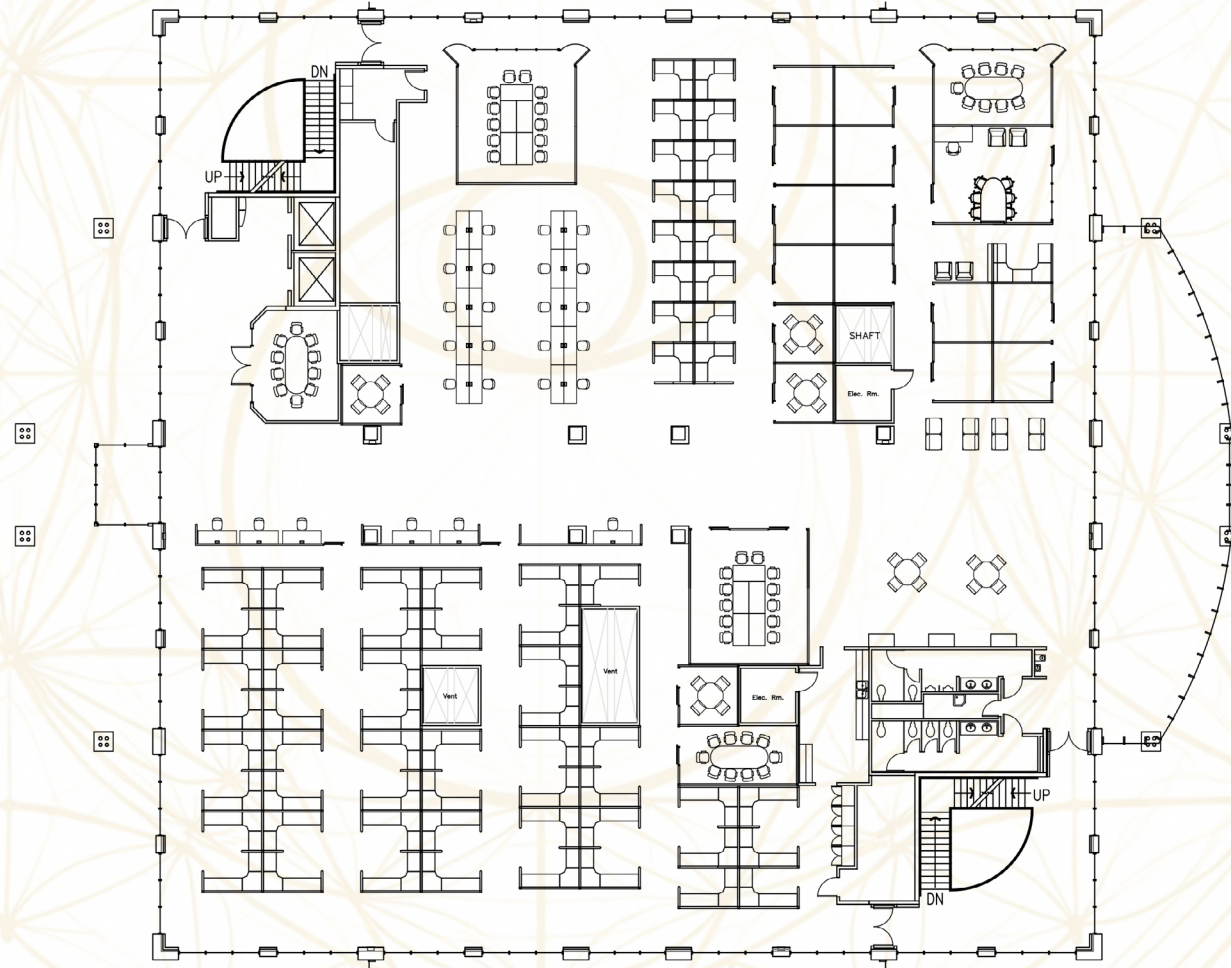
LOWER LEVEL - 2000 BUILDING



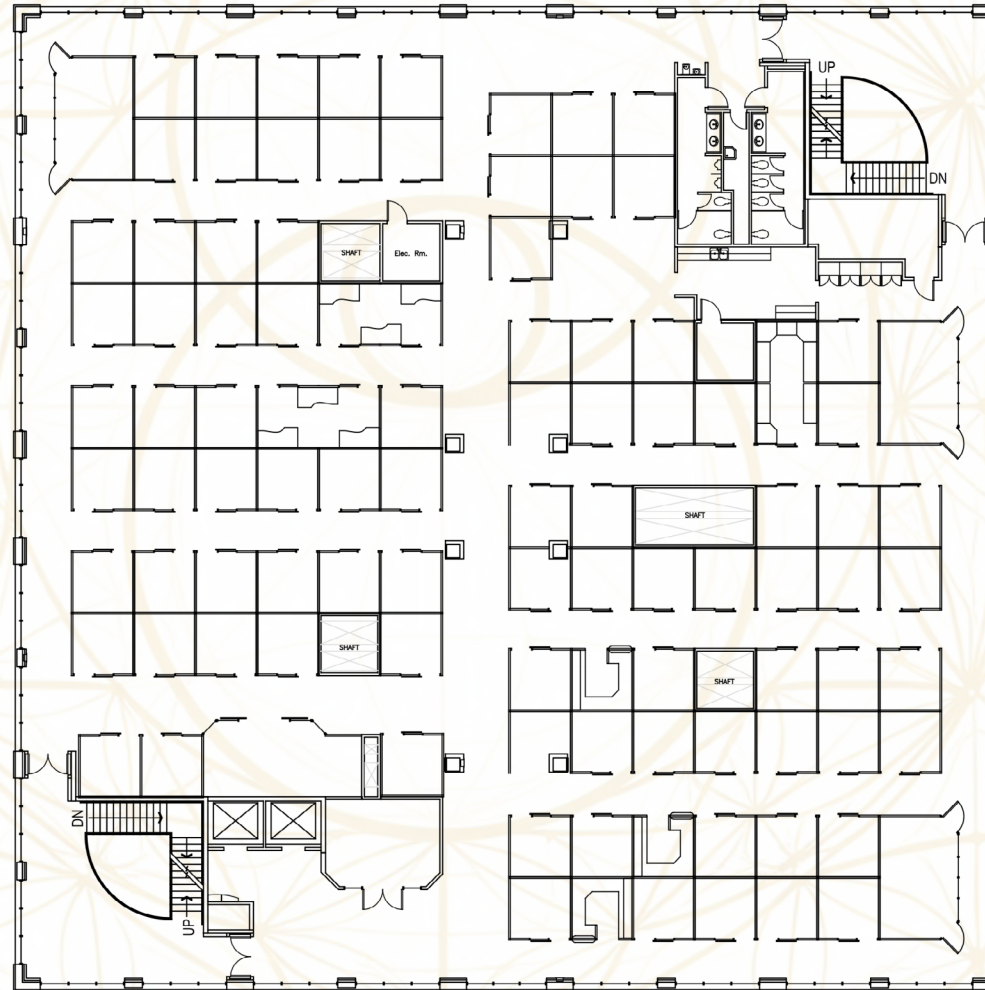
1ST FLOOR - 2000 BUILDING



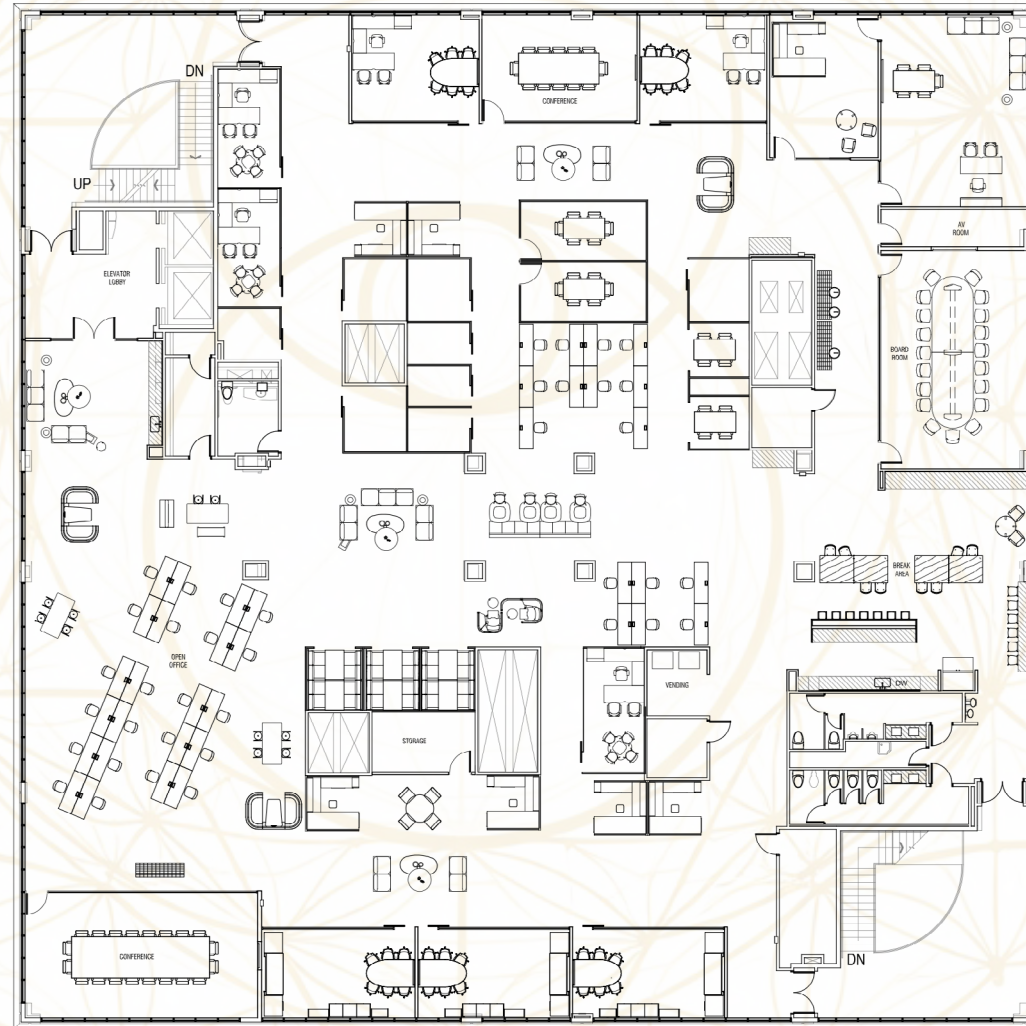
2ND FLOOR - 2000 BUILDING



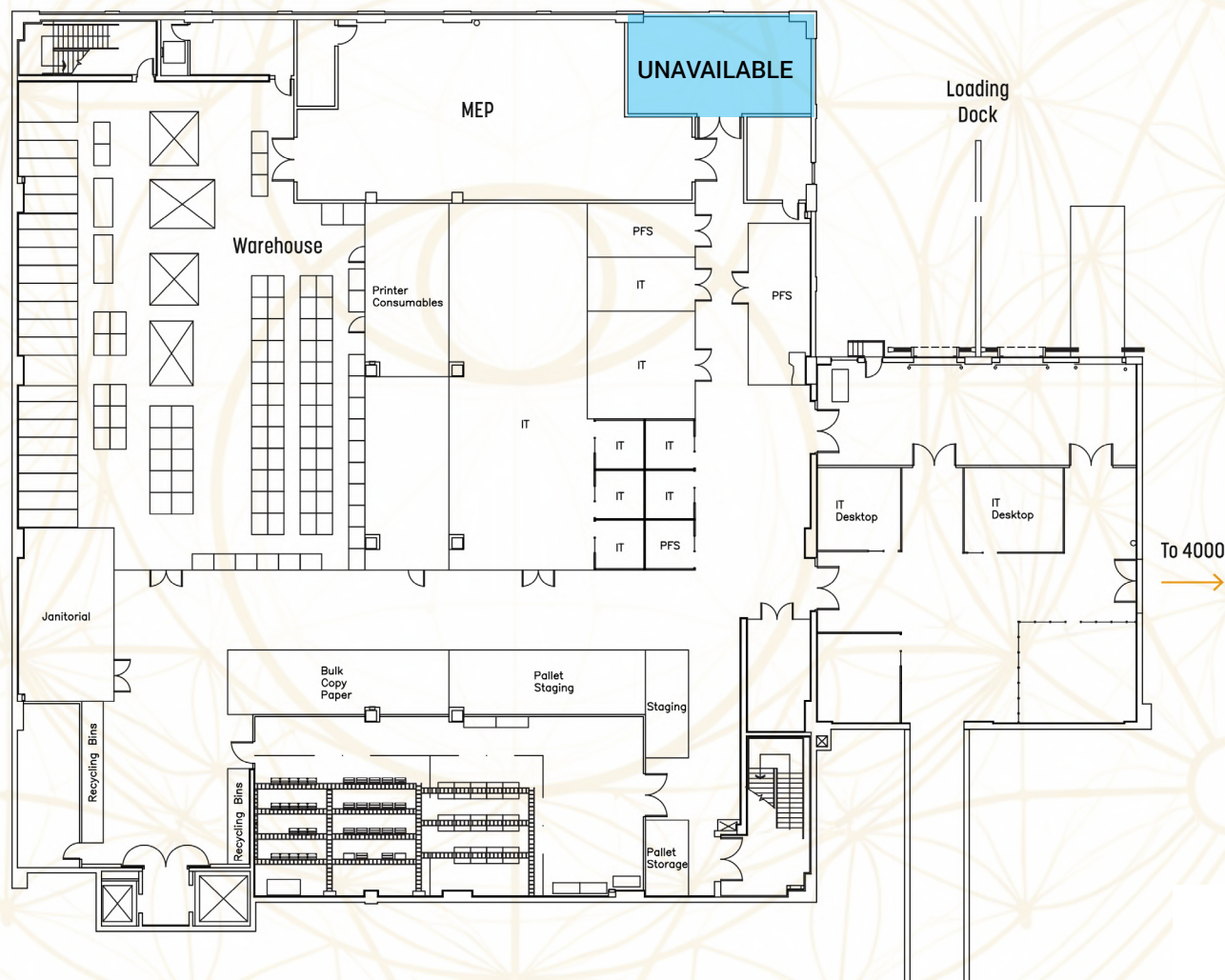
3RD FLOOR - 2000 BUILDING



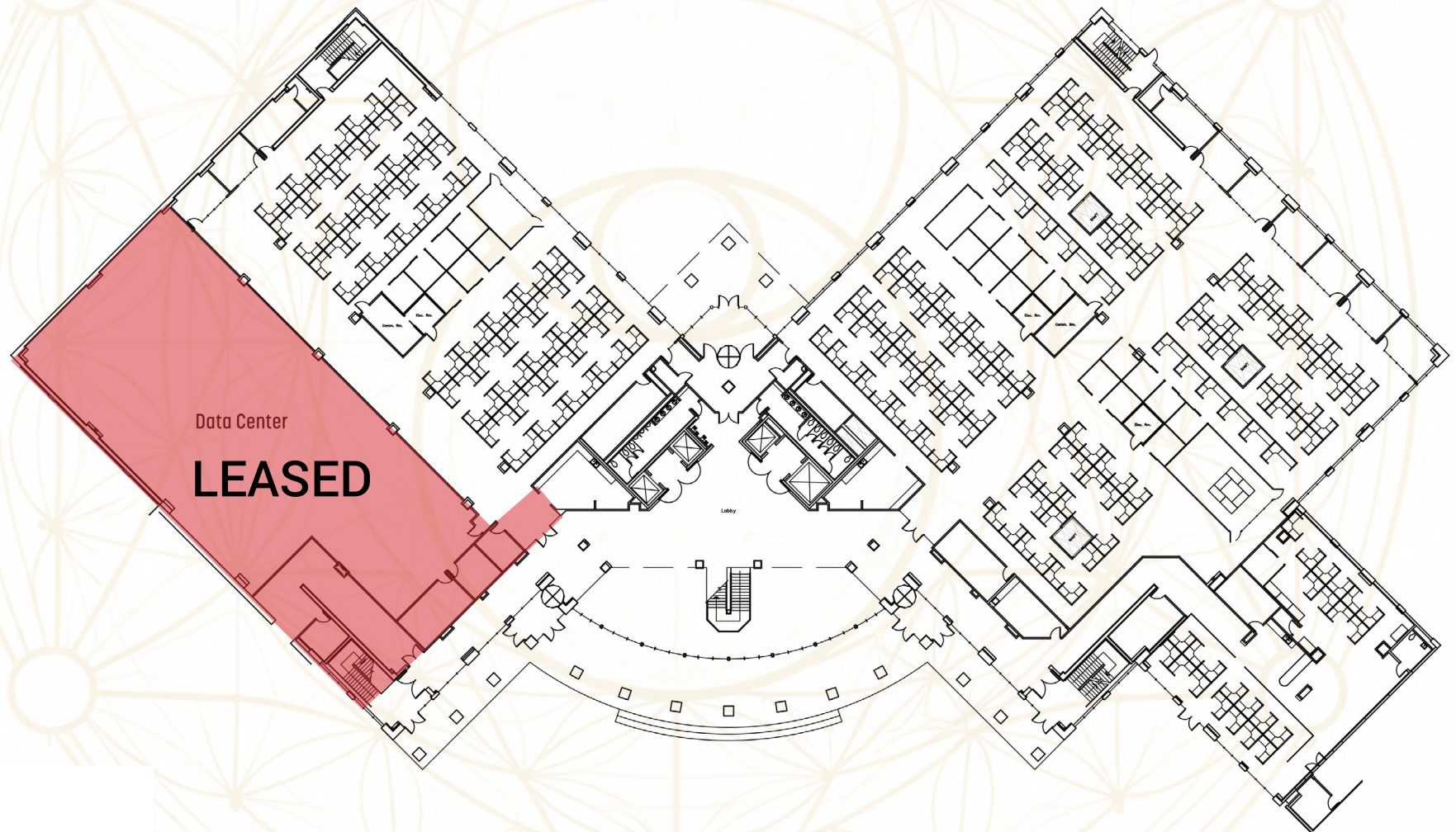
4TH FLOOR - 2000 BUILDING



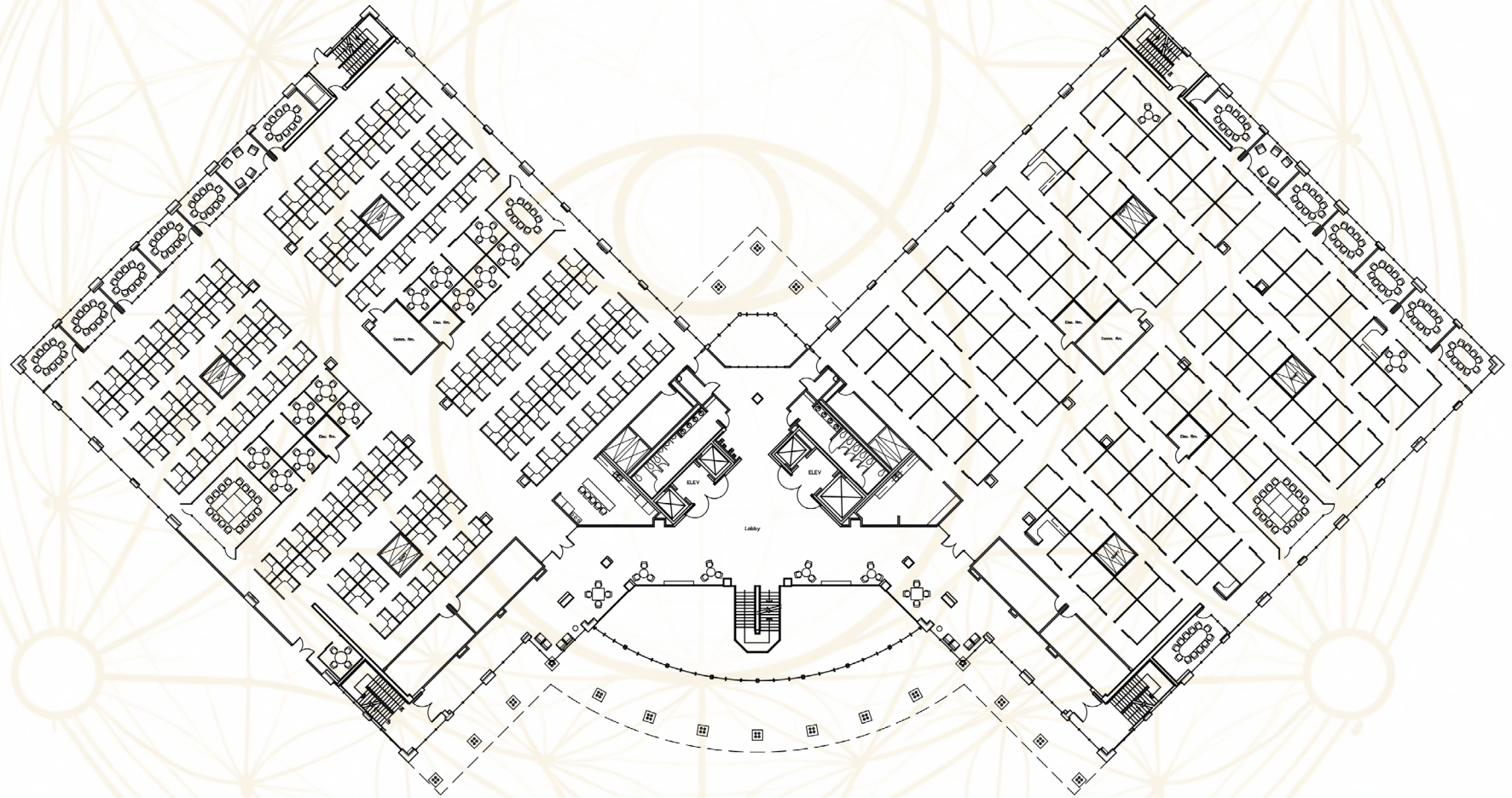
LOWER LEVEL - 3000 BUILDING



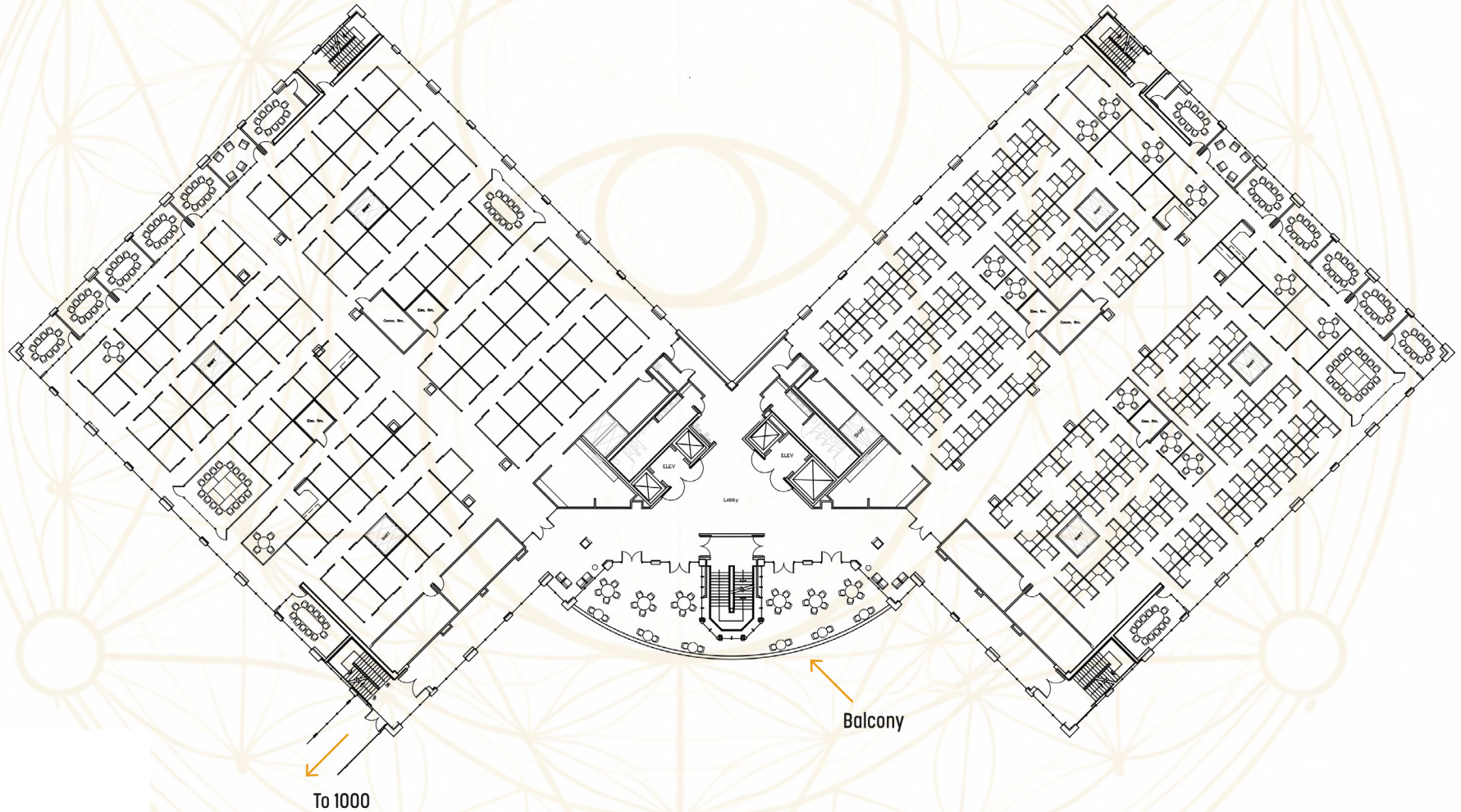
1ST FLOOR - 3000 BUILDING



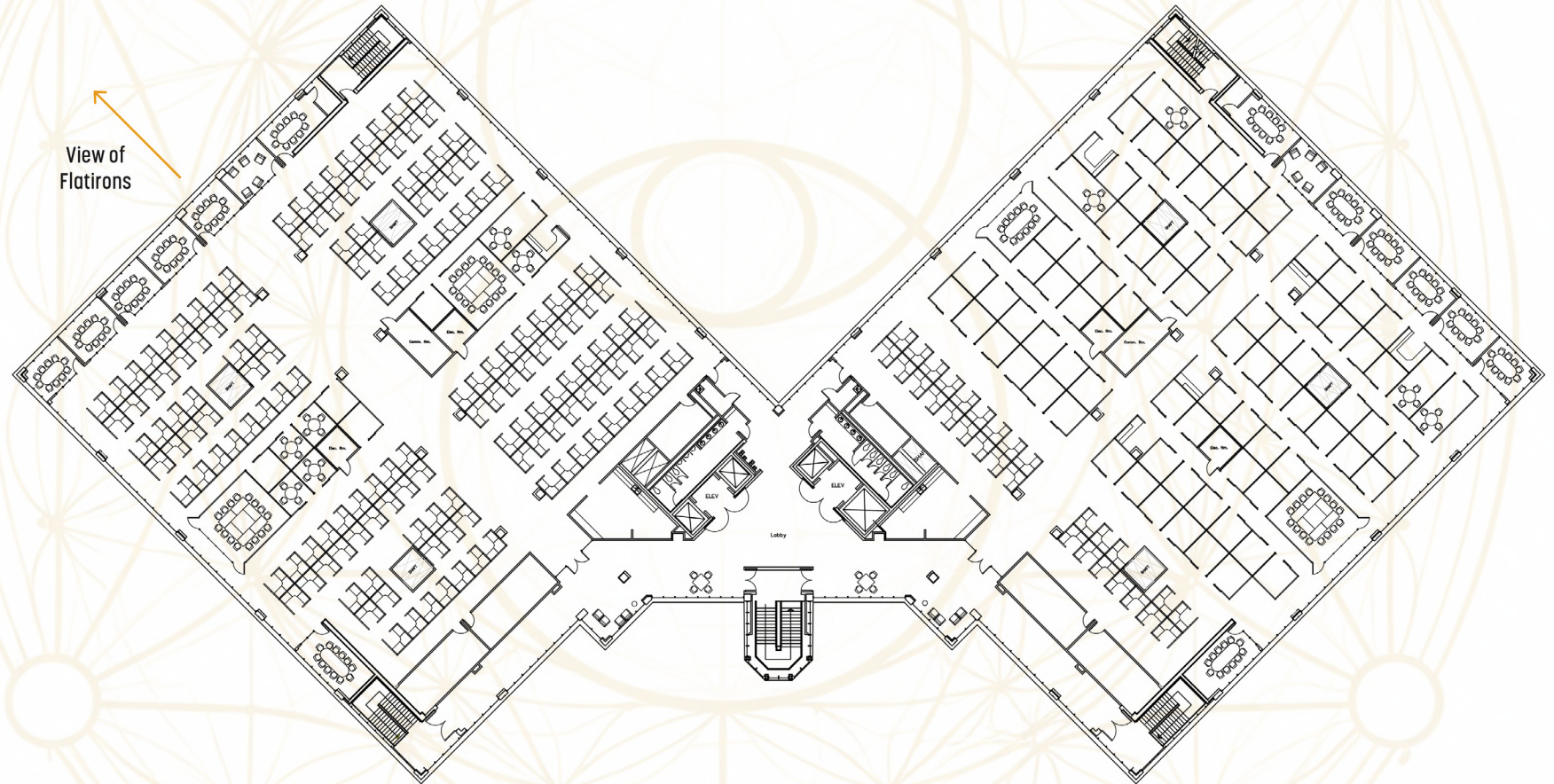
2ND FLOOR - 3000 BUILDING



3RD FLOOR - 3000 BUILDING



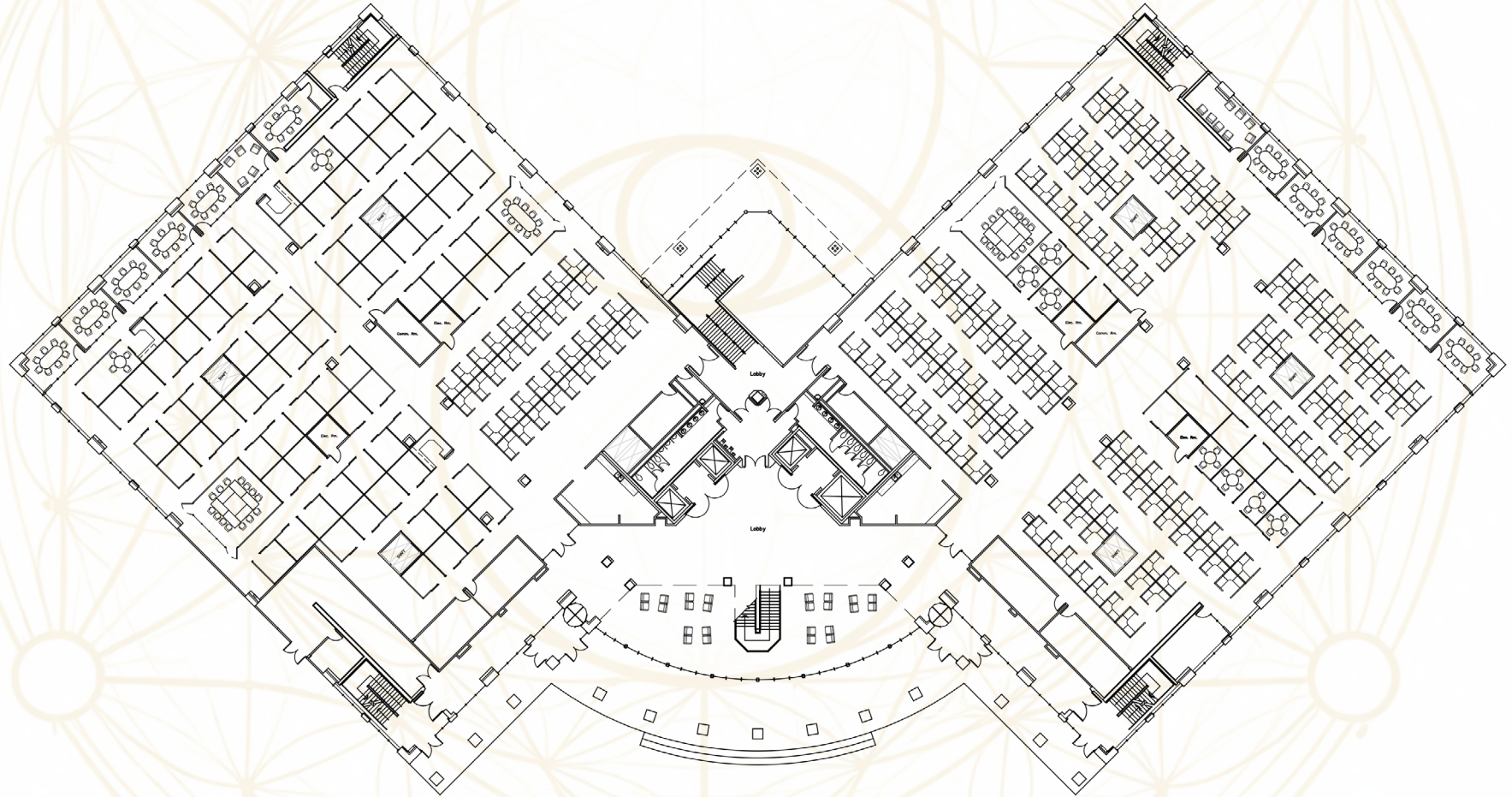
4TH FLOOR - 3000 BUILDING



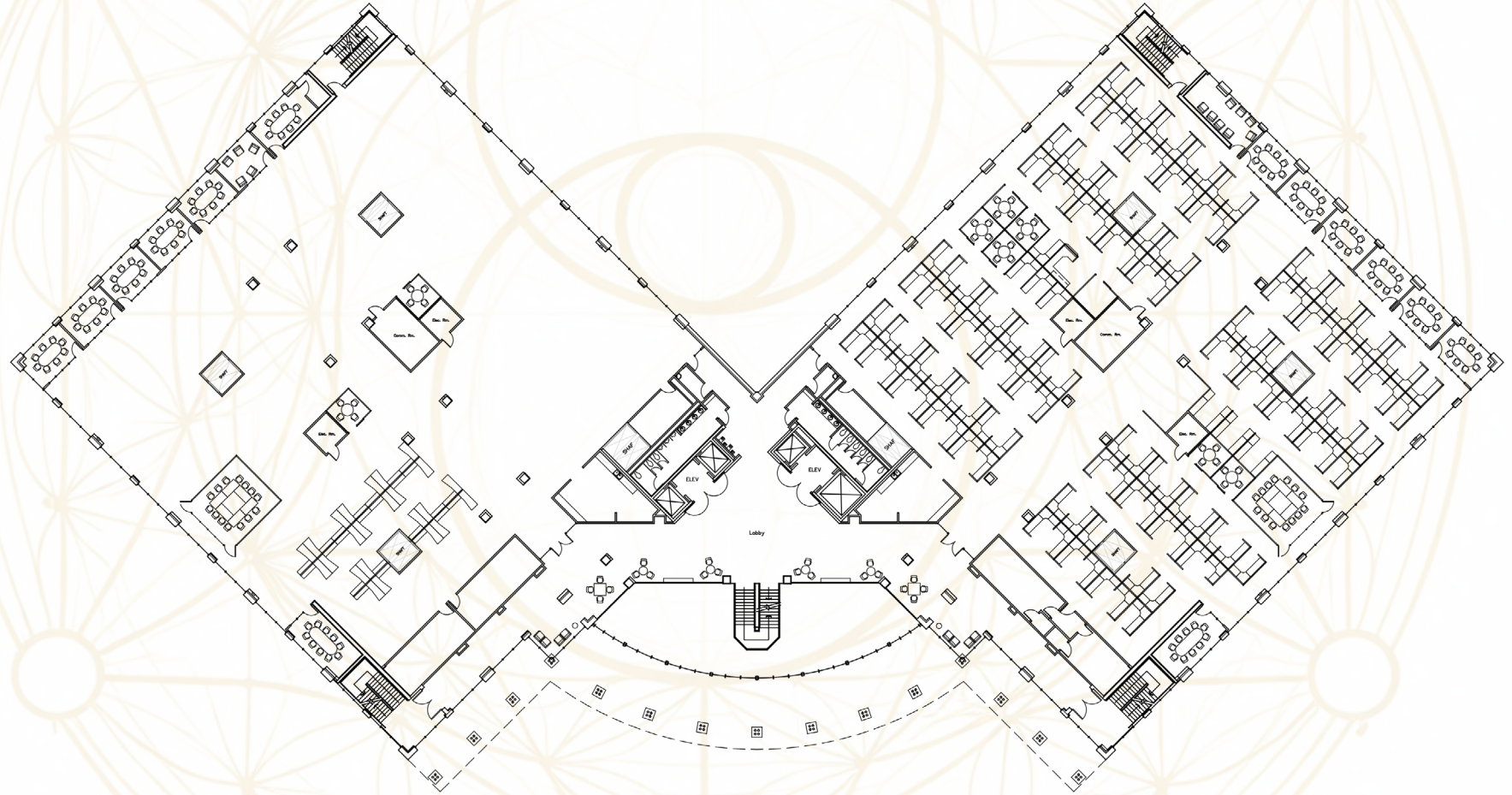
LOWER LEVEL - 3000 BUILDING



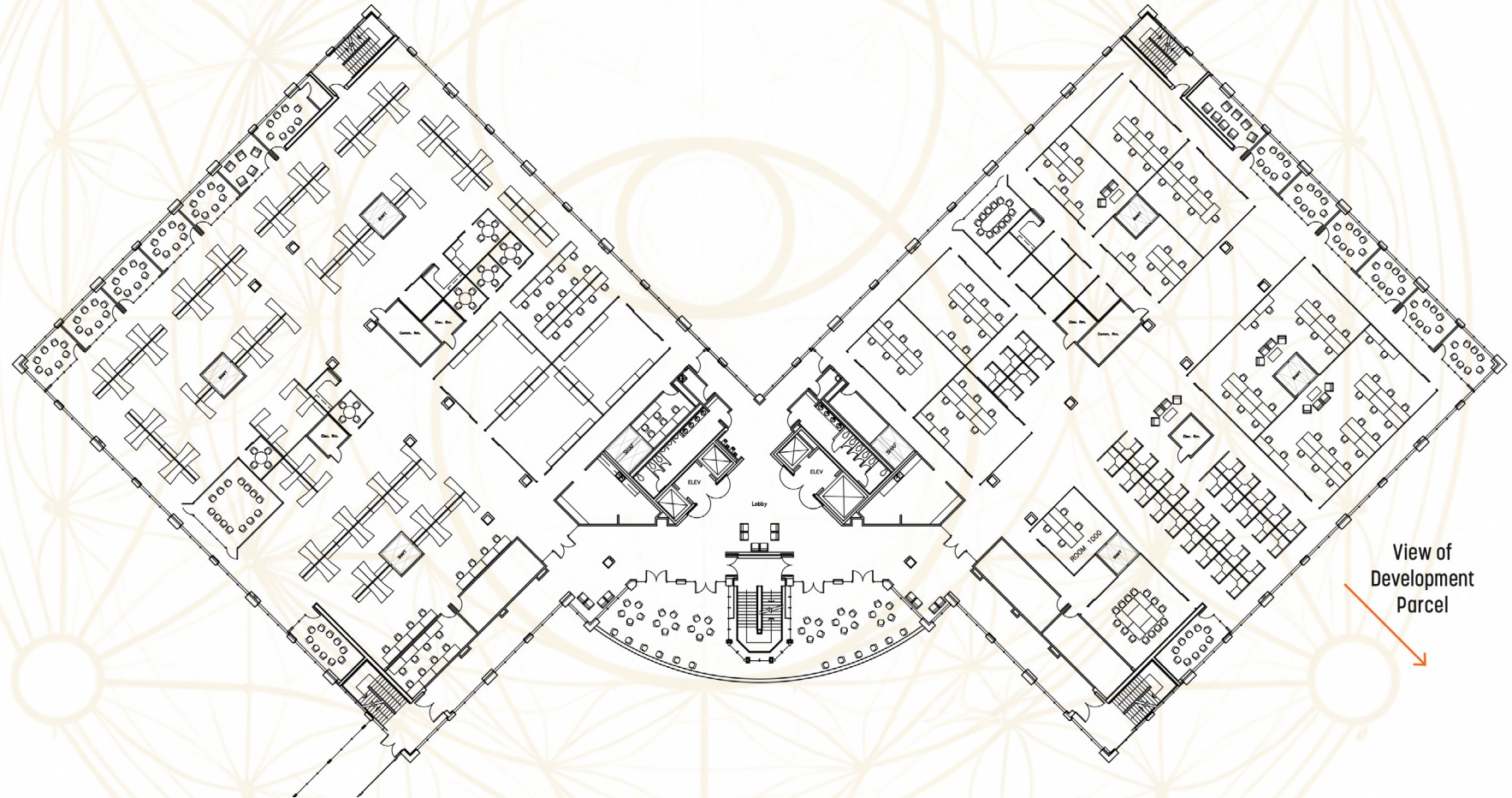
1ST FLOOR - 4000 BUILDING



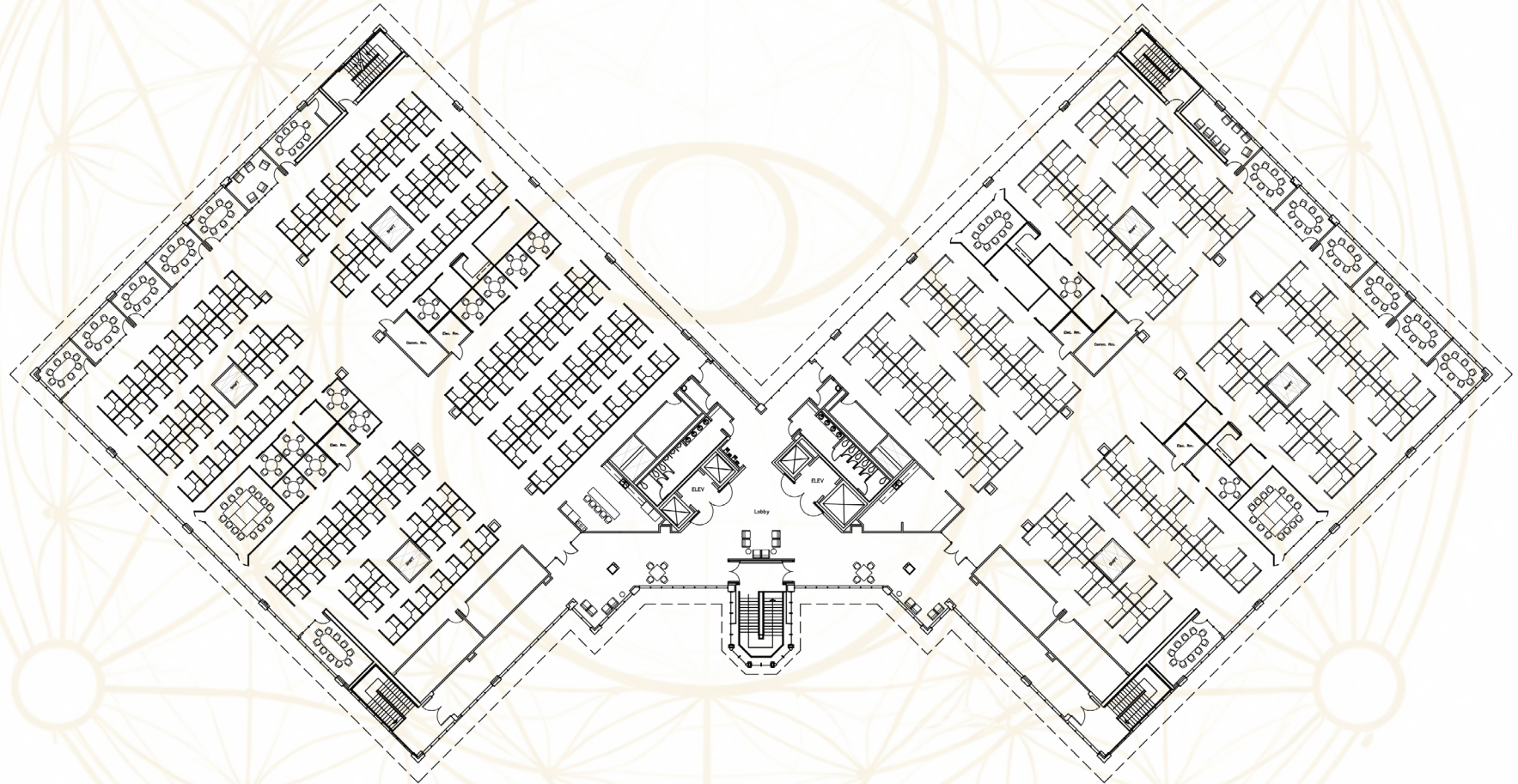
2ND FLOOR - 4000 BUILDING



3RD FLOOR - 4000 BUILDING



4TH FLOOR - 4000 BUILDING



PROPERTY PHOTO



1625 ELBORADO BLVD, BROOMFIELD, CO

PROPERTY PHOTO

1025 ELDORADO BLVD, BROOMFIELD, CO

PROPERTY PHOTO



PROPERTY PHOTO



1025 ELDORADO BLVD, BROOMFIELD, CO

PROPERTY PHOTO



PROPERTY PHOTO

1025 ELDORADO BLVD, BROOMFIELD, CO



TENANT/OCCUPANCY OVERVIEW

1025 ELDORADO BLVD, BROOMFIELD, CO

TENANT OVERVIEW



791,901 SF
OFFICE CAMPUS



4
BUILDINGS



1999–2001
YEAR BUILT

OCCUPANCY OVERVIEW

Current Occupancy 20%

Tenant Status Vacant – Available for Lease

Leasing Opportunity Full-campus, single-tenant, or multi-tenant configurations

Target Tenants Corporate office, technology, life science, R&D, quantum computing, clean energy, AI education/workforce training, trade schools, and professional services users

Use Flexibility Office | R&D | Corporate HQ | Laboratory | Light Manufacturing | Distribution | Flex Office | Retail | Hospitality | Fitness | Restaurant | Supporting Amenities

Geography Broomfield, Colorado | Denver–Boulder Corridor

Operating Model Flexible Multi-Building Campus Designed to Accommodate Single or Multiple Occupants

Leasing Strategy Multi-Floor, or Suite-Level Leasing Opportunities Available

TENANT OVERVIEW

TARGET TENANT PROFILE

The Campus is well-positioned for a broad range of office, technology, research, education, and professional service users seeking a flexible Class A environment within the Denver–Boulder Corridor. With nearly 792,000 RSF across four interconnected buildings, the property can support a variety of occupancy strategies, including full-building users, multi-floor tenants, large-block requirements, or smaller suite-level configurations.

The campus is particularly well-suited for corporate headquarters, regional offices, technology companies, life science groups, R&D operations, quantum computing firms, clean energy companies, AI education and workforce training providers, trade schools, and professional services organizations. Its large and efficient floorplates provide the flexibility needed for collaborative workspaces, training environments, administrative operations, research-oriented users, and growing teams.

Tenants benefit from a rare combination of scale, parking, infrastructure, amenities, and regional accessibility. With 3,085 parking spaces, dedicated amenity areas, outdoor gathering spaces, and strong connectivity to Boulder, Denver, and the broader US 36 Corridor, the Campus offers a highly functional workplace environment designed to support both established companies and expanding organizations.

TENANT USE OPPORTUNITIES

- **Corporate office headquarters and regional offices**
- **Technology, software, and innovation-driven companies**
- **Life science, R&D, and laboratory-adjacent office users**
- **Quantum computing, clean energy, and advanced technology firms**
- **AI education, workforce training, and trade school operators**
- **Professional services, administrative, and back-office users**
- **Full-building, multi-floor, or suite-level occupancy options**
- **Flexible campus layout supporting single-tenant or multi-tenant use**



AREA OVERVIEW

1025 ELDORADO BLVD, BROOMFIELD, CO

DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2025 POPULATION	9,827	34,791	116,185
2030 POPULATION	10,033	35,601	117,554
POPULATION GROWTH	+2.10%	+2.33%	+1.18%
AVERAGE AGE	38	39	40
HOUSEHOLDS (2025)	4,290	15,394	47,481
HH GROWTH (25–30)	+3.24%	+3.24%	+1.57%
AVG HOUSEHOLD SIZE	2.20	2.20	2.40
MEDIAN HOUSEHOLD	\$120,378	\$111,968	\$116,336
MEDIAN HOME VALUE	\$836,548	\$750,173	\$728,887
MEDIAN YEAR BUILT	2002	2000	1993



DRIVE TIMES

Boulder.....	18 MIN
Denver.....	25 MIN
Denver International Airport	35 MIN

ECONOMIC INDICATORS

Total Retail Sales	\$1.51B
Health Care & Social Assistance Receipts	\$519.9M
Accommodation & Food Services Sales	\$291.1M
Interlocken / Eldorado area traffic reference	14,768 AADT

ABOUT BROOMFIELD, COLORADO

Broomfield, Colorado is a strategically positioned business hub located along the highly desirable US-36 corridor between Denver and Boulder. As one of Colorado's youngest and fastest-growing counties, Broomfield has established itself as a premier destination for corporate headquarters, technology firms, and professional services companies seeking access to a highly educated workforce and strong regional connectivity.

The area benefits from its central location between two of Colorado's largest employment centers, offering convenient access to Downtown Denver, Boulder, and Denver International Airport. This positioning has attracted a diverse mix of national and international companies, including a Fortune 500 presence, reinforcing Broomfield's reputation as a stable and business-friendly environment.

Broomfield has experienced consistent economic expansion over the past two decades, supported by population growth, high household incomes, and a well-educated labor pool. The County's strong fundamentals are further enhanced by quality-of-life drivers including parks, trail systems, and proximity to the Rocky Mountains, making it an attractive location for both employers and employees.

With continued residential development, infrastructure investment, and corporate migration into the corridor, Broomfield remains one of the most desirable submarkets in the Denver metropolitan area for long-term office and campus-style investments.



Population

78,000 residents in Broomfield. Strong population growth driven by in-migration



Workforce

Highly educated labor base
Over 60% with bachelor's degree or higher



Income Levels

Median Household Income:
~\$125,000
Above national and state averages



Key Industries

Technology, Healthcare,
Aerospace, Financial
Services, and Corporate
Headquarters

ABOUT COLORADO

Colorado is one of the fastest-growing and most economically dynamic states in the United States, driven by a highly educated workforce, pro-business environment, and diverse industry base. The state has established itself as a national hub for technology, aerospace, healthcare, financial services, and energy, attracting both corporate headquarters and high-growth companies.

The Denver–Boulder corridor, where Broomfield is strategically located, represents one of the most desirable business regions in the country. This corridor benefits from strong population growth, high household incomes, and a concentration of innovation-driven industries. Companies are drawn to the region for its access to talent, quality of life, and connectivity to major national and global markets.

Colorado's economy has demonstrated long-term resilience and consistent growth, supported by infrastructure investment, corporate migration, and a favorable business climate. The state's central U.S. location and access to Denver International Airport—one of the busiest airports in the country—further enhance its role as a key distribution and business hub.

As a result, Colorado continues to experience sustained demand for office and campus-style real estate, particularly in high-quality submarkets such as Broomfield, where corporate users seek scalable, amenity-rich environments.

\$400B+**COLORADO
GDP**

5.8M**POPULATION**

\$90K+**AVERAGE
HH INCOME**

\$600K+**MEDIAN
HOME VALUE**

EXCLUSIVELY LISTED BY

BRIAN GRUBER

(720) 990-8408

Brian@mylokation.com

LOKATION REAL ESTATE

LOKATION®
REAL ESTATE

Lokation Real Estate hereby advises all prospective tenants and brokers that the information contained in this Leasing Brochure for Five Point Life Center ("Property" or "Campus") has been obtained from sources believed to be reliable. However, Lokation Real Estate has not independently verified the accuracy or completeness of the information contained herein. No representation or warranty, expressed or implied, is made as to the accuracy or completeness of the information, and all information is subject to change without notice.

This Leasing Brochure has been prepared solely for informational purposes to present leasing opportunities within Five Point Life Center and is not intended to be a substitute for a thorough, independent investigation. Prospective tenants and brokers are advised to conduct their own due diligence and verification of all information, including but not limited to available suite sizes, rental rates, lease terms, common area amenities, parking availability, zoning, permitted uses, and compliance with applicable laws and regulations.

Any renderings, site plans, conceptual drawings, maps, or improvement plans included in this brochure are for illustrative purposes only and may not accurately reflect the final design, construction, layout, or future phases of Five Point Life Center. Availability of space, pricing, tenant improvement allowances, and lease terms are subject to change without notice.

By accepting this Leasing Brochure, the recipient acknowledges that the information is confidential and agrees not to distribute or disclose its contents without prior written consent from Lokation Real Estate. The recipient also agrees to hold Lokation Real Estate, the landlord, and their respective agents harmless from any claims, costs, or liabilities arising from reliance on the information contained herein.

This Leasing Brochure does not constitute an offer to lease or a solicitation of an offer to lease. The landlord expressly reserves the right, at its sole discretion, to withdraw any portion of Five Point Life Center from the market, amend pricing or lease terms, modify development plans, or reject any inquiries or proposals without notice.

CLASS A OFFICE CAMPUS FOR LEASE

BROOMFIELD, COLORADO



5 POINT
LIFE CENTER



BRIAN GRUBER

(720) 990-8408

Brian@mylokation.com

LOKATION REAL ESTATE

LOKATION®
REAL ESTATE

4-BUILDING CAMPUS | 791,901 SF | 45.78 ACRES | 3,085 PARKING SPACES