



CIRCLEPOINT

CAMPUS

DESIGNED FOR PEOPLE, READY FOR BUSINESS

11030 + 11080 Circle Point Rd. Westminister, CO 80021

W 112TH AVENUE

CP3

Fully entitled
5 stories
220,000 SF

CP2

5 stories
151,562 SF
11080 Circle Point Rd
Westminster, CO 80020

QUAY STREET (FUTURE ROADWAY)

CIRCLE POINT RD

CIRCLE POINT RD

**CIRCLE
PARK**

HIGHWAY 36

WESTMINSTER BOULEVARD

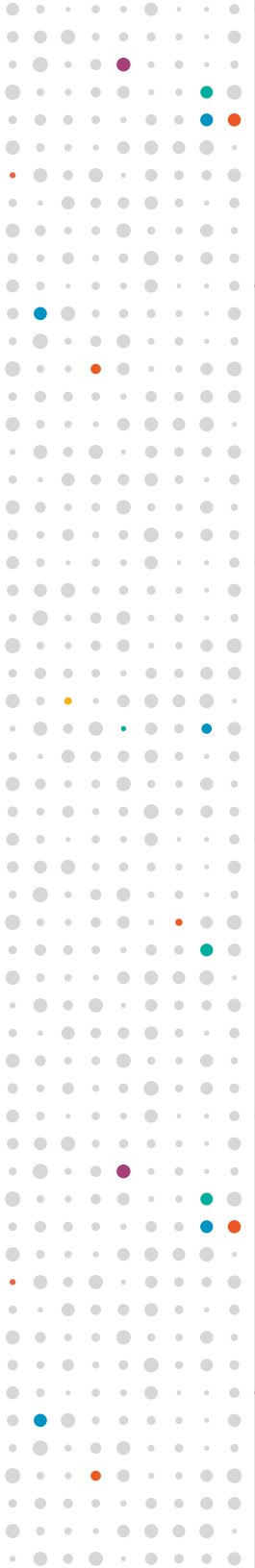
**MILLENNIUM
APARTMENTS**

Multi-family, 261 units

CP1

4 stories
124,037 SF
11030 Circle Point Rd
Westminster, CO 80020

W 110TH AVENUE





A HIGH-TECH BUSINESS CAMPUS

DESIGNED TO ENERGIZE A RETURN TO THE OFFICE

Circlepoint offers commercial, residential and recreational facilities unlike anything outside of the urban core. Home to a variety of creative tech industries and some of Colorado's largest employers with newly modernized amenity spaces.

CIRCLEPOINT 1 (CPI)

[Suite 155](#), [Suite 425](#)

CIRCLEPOINT 2 (CP2)

[Spec Suite 180](#), [Suite 160](#), [Spec Suite 230](#),
[Suite 320](#), [Suite 340](#), [Spec Suite 430](#)

CIRCLEPOINT 3 (CP3)

220,000 SF fully entitled, shovel-ready 18-20 months from lease commitment

MARQ PROMENADE APARTMENTS

Multi-family residential, 261 units

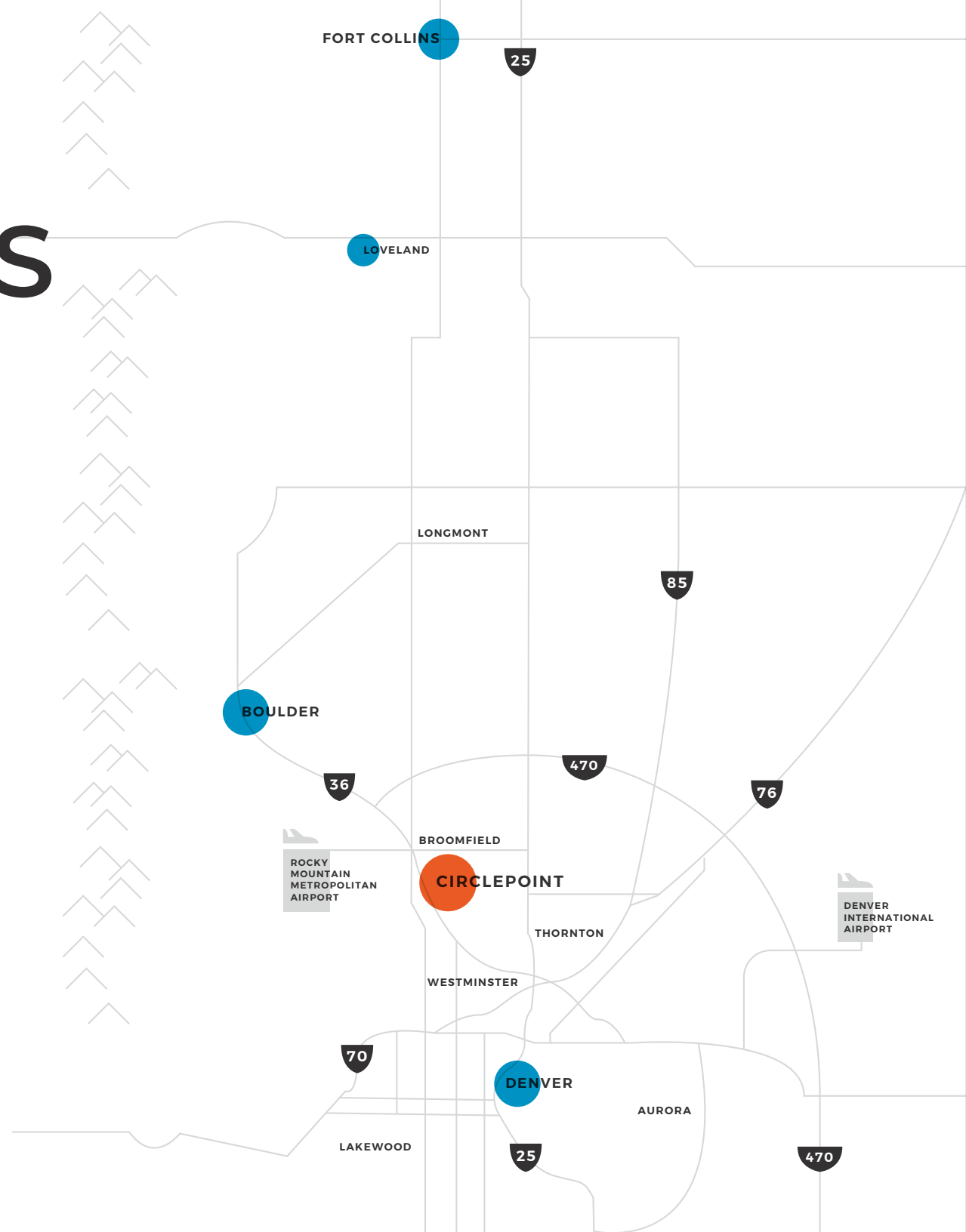
CIRCLE PARK

3-acre campus wide recreation and picnic area

VIEWS FOR DAYS

VIEWS SO IMPRESSIVE YOU'LL FEEL LIKE YOU'VE BEEN ON VACATION

In a prominent position on U.S. Highway 36, Circlepoint boasts an enviable viewpoint of the Flatirons and a perfect, central location for Denver, Boulder and the surrounding areas. With easy freeway access, Circlepoint offers you an accessible and dynamic backdrop for work and play.





FRONT RANGE BOULDER FLATIRON VIEWS



PLANNED 5,000 SF ROOFTOP DECK AT CP3



PROMINENT LOCATION AND VISIBILITY ALONG DENVER/BOULDER CORRIDOR



SPACE TO SPREAD OUT

NEWLY UPGRADED AMENITY SPACES TO EXPAND YOUR OFFICE FOOTPRINT



\$1.6M investment in renovations made in 2020



Communal, exterior park and picnic area extends your office to the great outdoors



Redesigned and modernized tenant lounge and café with booth seating



Fitness studio with showers, lockers and bike storage



Variety of collaborative work and touchdown spaces in multiple locations



Fresh food and beverage options from local provider, Serendipity



Tenant access to Marq Promenade Apartments' fitness center



Available Spec Suites



ONSITE CAFÉ

- Brought to you by local provider with hyper-focus on locally sourced ingredients
- Chef-driven menu: specializing in a diverse array of dietary requirements
- Non-GMO, organic dairy, organic beans used for a clean coffee and espresso program
- Software enabled ordering app: tenants can pre-order food and beverage items

DEDICATED TO LOCAL



Quality: dedicated to using quality and responsibly sourced ingredients



Sustainability: committed to exceeding all environmental standards



Community: 1% of proceeds donated back to regenerative agriculture programs

FITNESS EXCUSES OUT THE WINDOW

YOGA IN THE CIRCLE, MILES OF TRAILS, AND A BRAND NEW FITNESS CENTER

Master-planned in collaboration with the City of Westminster park system, Circlepoint Campus is centered around 3 acres of green space with connections to miles of jogging and recreation trails. A standout along the Creative Corridor, you'll be running in the best circles.





TENANT ACCESS TO 6,000 SF ADJACENT FITNESS CENTER



MILES OF RECREATIONAL TRAILS



RE-IMAGED CAMPUS PARK



ABILITY TO EXPAND TO 220,000 SF

MODERN OFFICES—READY TODAY AND PRIMED FOR GROWTH TOMORROW



Spaces available from
1,700-220,000 SF



Ceiling heights from 10'-14'



Flooded with natural light,
floor to ceiling glass windows
and first class finishes



High speed fiber provided by
Comcast, CenturyLink and Level 3



On-site parking with
4.3 spaces/1,000 SF

WE ARE INVESTED IN THE FUTURE

CIRCLEPOINT 3

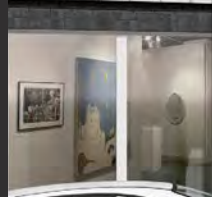
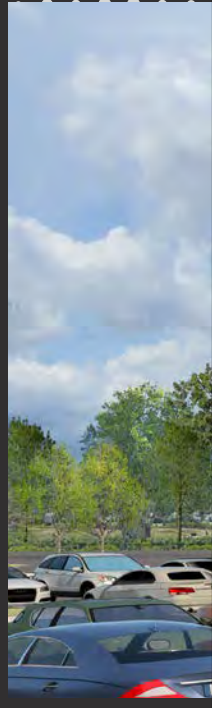
- Shovel-ready, fully entitled
- 5-story, 220,000 SF Class A office
- Large floorplates, tenant lounge and conference rooms
- Rooftop deck with panoramic mountain views

MARQ PROMENADE APARTMENTS

- 261 multi-family residential units with fitness amenities available to the entire campus
- 6,000 SF state-of-the-art gym and fitness room

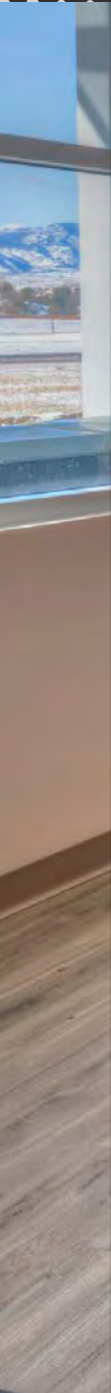
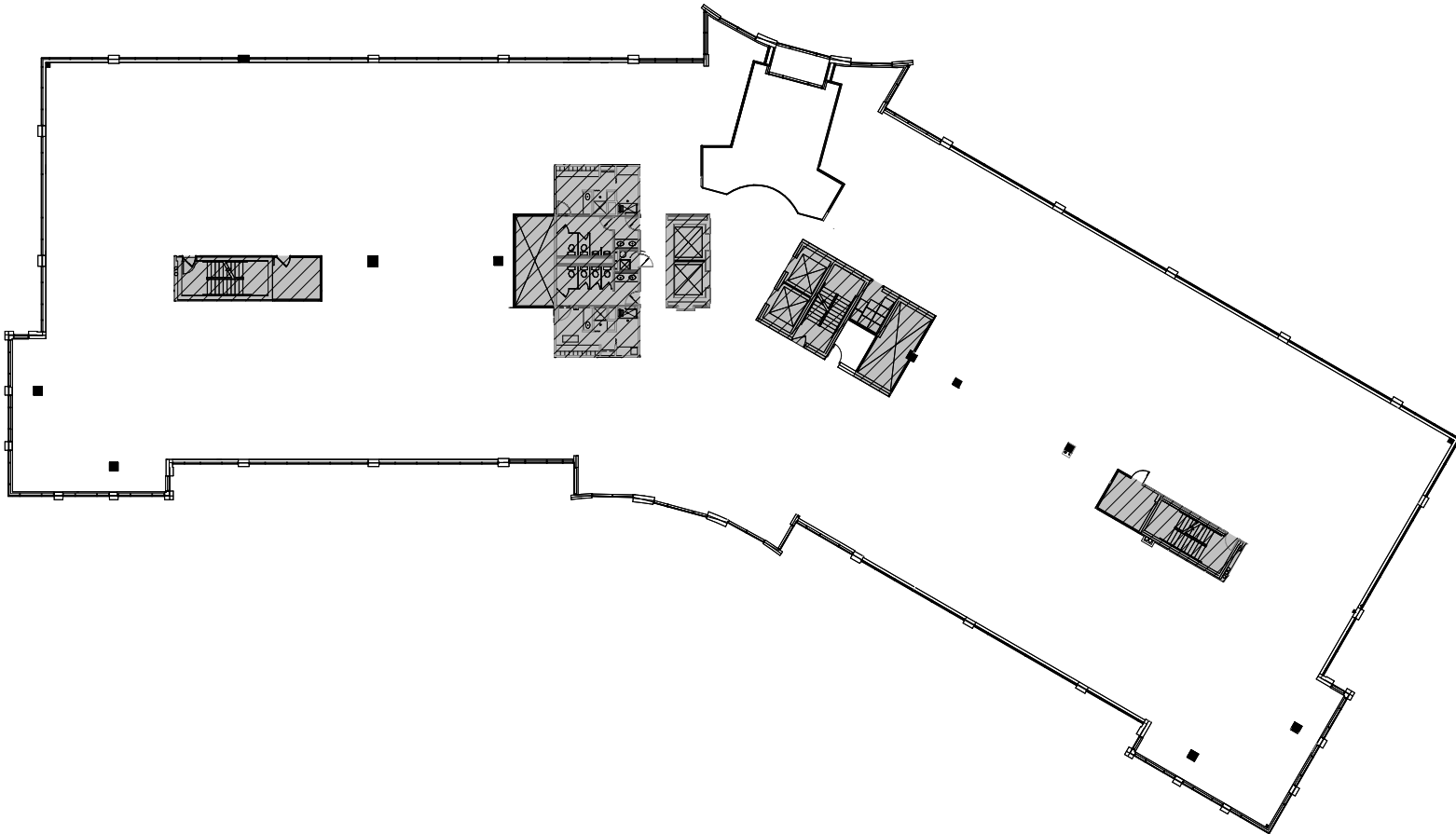
CIRCLE PARK

- Upgraded outdoor amenities
- Outdoor Workstations
- Hanging Lounge
- Social Zone
- Sun Garden
- Patio Gathering Area





TYPICAL FLOORPLATE





DAVID HART

303.638.8006, hart@coloradogroup.com

SAVANNAH REESE HART

520.906.2609, savannah@coloradogroup.com

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