NORTH PARK







- 17.2 million square feet of mixed use commercial development
- Colorado's Applied Research and Science Park (150 acres)
- Up to 6,205 residential units
- Development of 145 acres of open land (a linear central park along Preble Creek, a series of public plazas and squares, and a 41-acre athletic field practice facility)



North Park is zoned and ready for immediate development. As a result, aggressive construction timeframes and expansion opportunities for office, medical, retail and hospitality partners are readily available.

Chad McWhinney, North Park Developer

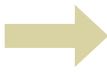






North Park—the next urban frontier

THIS NEW 935 ACRE, MASTER PLANNED community, developed by McWhinney, provides modern, vibrant and creative mixed-use urban development opportunities. Conveniently located 15 minutes west of DIA, this neighborhood offers a once-in-a-generation opportunity for future businesses, forward thinkers and residents to form a new creative community in the North Metro Denver region.



17.2 Million SF of Mixed-use Development Opportunity

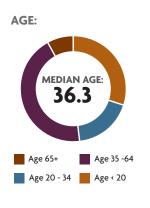
TOTAL

\$1.4B

North Park is home to Prospect Ridge Academy and will include a rich array of land uses, sustainable improvements, community amenities, businesses and supportive infrastructure in a transit-oriented environment. The urban fabric of the North Park plan is defined by a series of villages, town centers and campuses connected by pedestrian-friendly tree lined streets and natural area trail corridors connected to a central park. Employees, residents, and visitors will have access to a variety of restaurants, stores, entertainment offerings, plazas, open space and social gathering spots aligned side-by-side with offices and residential dwellings. Become part of this modern, urban mixed-use community... your business belongs here!



Profile Data*



CONSUMER EXPENDITURES:

Apparel & Services	\$113,356,267
Computer & Accessories	\$15,196,715
Entertainment & Rec	\$222,078,106
Pets	\$35,076,731
TV, Radio & Sound	\$80,492,577
Food at Home	\$283,331,323
Food away from Home	\$214,364,124
Home Improvement & Services	\$171,277,245
Household Furnishings	\$87,071,901
Personal Care	\$26,650,187
Vehicle Maint. & Repair	\$183,011,837

HOUSEHOLD INCOME:



^{*} Source: Esri forecasts for 2011 and 2016; Consumer Spending data are derived from the 2006 and 2007 Consumer Expenditure Surveys, Bureau of Labor Statistics. All data is within a 5-mile radius.



Photo courtesy of McWhinney

Colorado's Applied Research and Science Park

Poised to develop additional "knowledge and creative-based" businesses, Broomfield has positioned itself to create a modern, urban-themed campus for scientific, research and business synergies by clustering "like-minded" people with shared vision and expertise.

Accessible to the University of Colorado Anschutz Medical Campus, the University of Colorado, Colorado State University and the Colorado School of Mines and the Midwest's premier Federal research facilities:

- NREL (National Renewable Energy Lab)
- NCAR (National Center for Atmospheric Research)
- NOAA (National Oceanic Atmospheric Administration)
- NIST (National Institute of Standards and Technology)
- NARA (National Archives and Records Administration)



Why North Park?

SPEED TO MARKET AND EXPANSION OPPORTUNITIES

Over 17.2 million SF of mixed-use development and over 6,200 residential units.

PREMIER LOCATION AND EASY ACCESS

Recognized as the next regional employment center competing with the Denver Technology Center, Downtown Denver, and Boulder for marquee businesses and great urban living

COLLABORATION AND INNOVATION

Home to the nation's next premier, all-inclusive Colorado
Applied Research and Science Park

ATTRACT AND RETAIN TOP TALENT

A leader in connecting the unique intersection of university science, business research, investment and workforce development

EDUCATED WORKFORCE

Located in close proximity to a diverse and dynamic intellectual resource population; 4 major universities, University of Colorado at Boulder, Colorado State University, Colorado School of Mines and the University of Colorado Anschutz Medical Campus

AVAILABILITY AND ENVIRONMENTAL CONSCIOUSNESS
A viable and sustainable community with critical access and availability of water resources

COMMUNITY CONNECTIONS AND CONVENIENT ACCESS

- Home to Prospect Ridge Academy and just East of the award-winning Anthem master planned community in Broomfield.
- Magnificent views of the Rocky Mountains with quick access to area trails







City and County of Broomfield
City and County Manager's Office
Economic Development Department
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Broomfield, CO 80020
303-438-6300
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