



COAL CREEK

INNOVATION PARK

AT DOWNTOWN SUPERIOR



The Workplace Redefined.

A purpose built technology and R&D facility to serve Boulder County, giving forward thinking companies a place to *thrive*.





OPPORTUNITY OVERVIEW

280,000 SF

Located in Downtown Superior Master Plan

BUILD TO SUIT

40K SF, 60K SF, 110K SF, 170K SF & 270K SF Users

PURPOSE-BUILT

Technology and R&D Facility Available for Lease

FEATURES

90k SF Ground Floor Space Up to 40' Floor-to-Floor

NEW CONSTRUCTION

Fully Entitled; Delivery 24-Months from Lease Signing

2.3:1000

Dedicated Parking

DOWNTOWN SUPERIOR

70K SF of Walkable Retail
1,500 Units/Homes
350,000 SF Existing Entertainment, Hotel & Medical Office

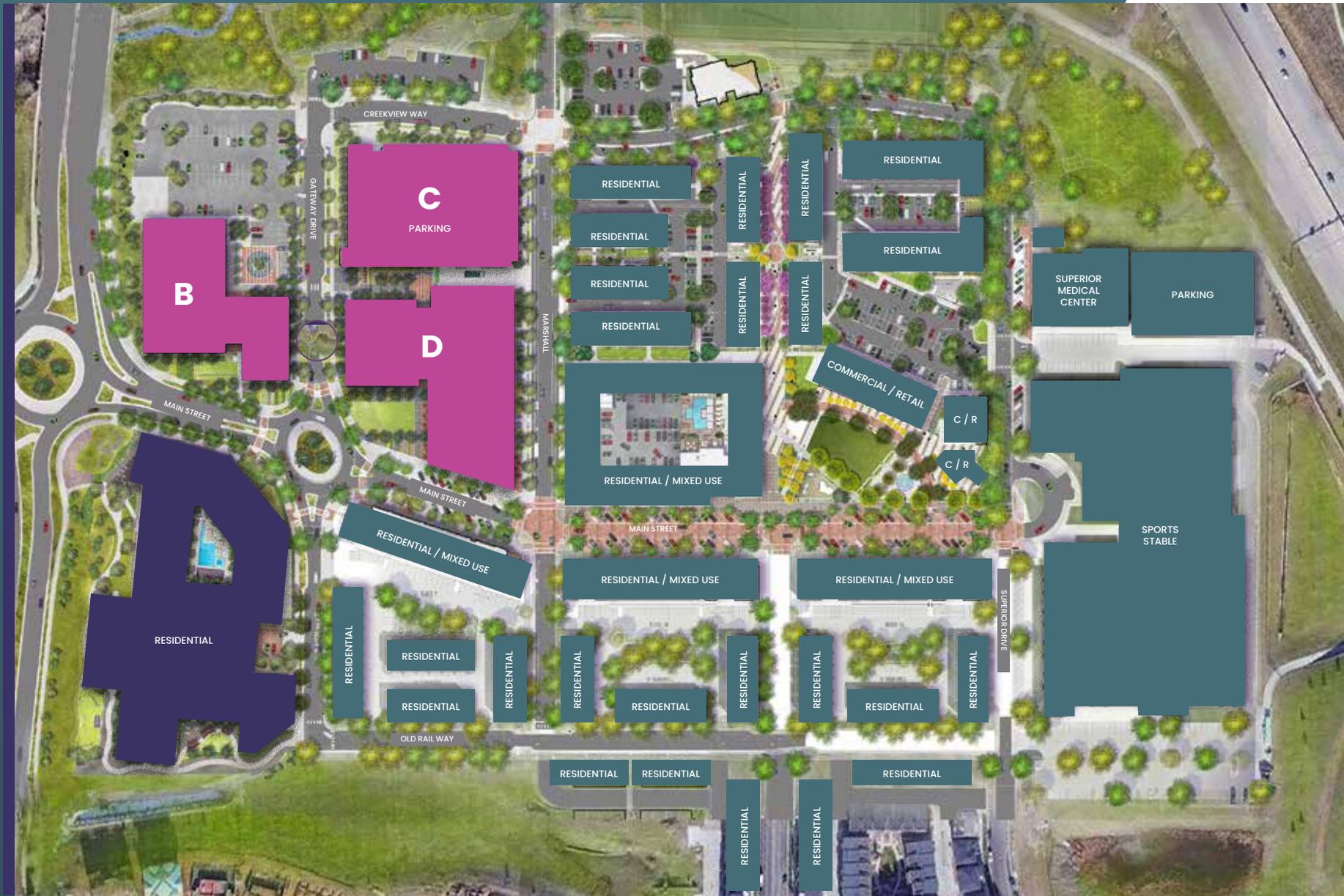
ACCESSIBLE

10 Minutes to Boulder
25 Minutes to Denver



OVERALL DOWNTOWN SUPERIOR SITE

-  Coal Creek Innovation Park
-  Construction Complete
-  Completing 250 Units of Multi-Family Residential In 2026









B
100k SF

C
PARKING

D
170k SF



RESIDENTIAL

SITE OVERVIEW



2 BUILDINGS

Available Together or Separately

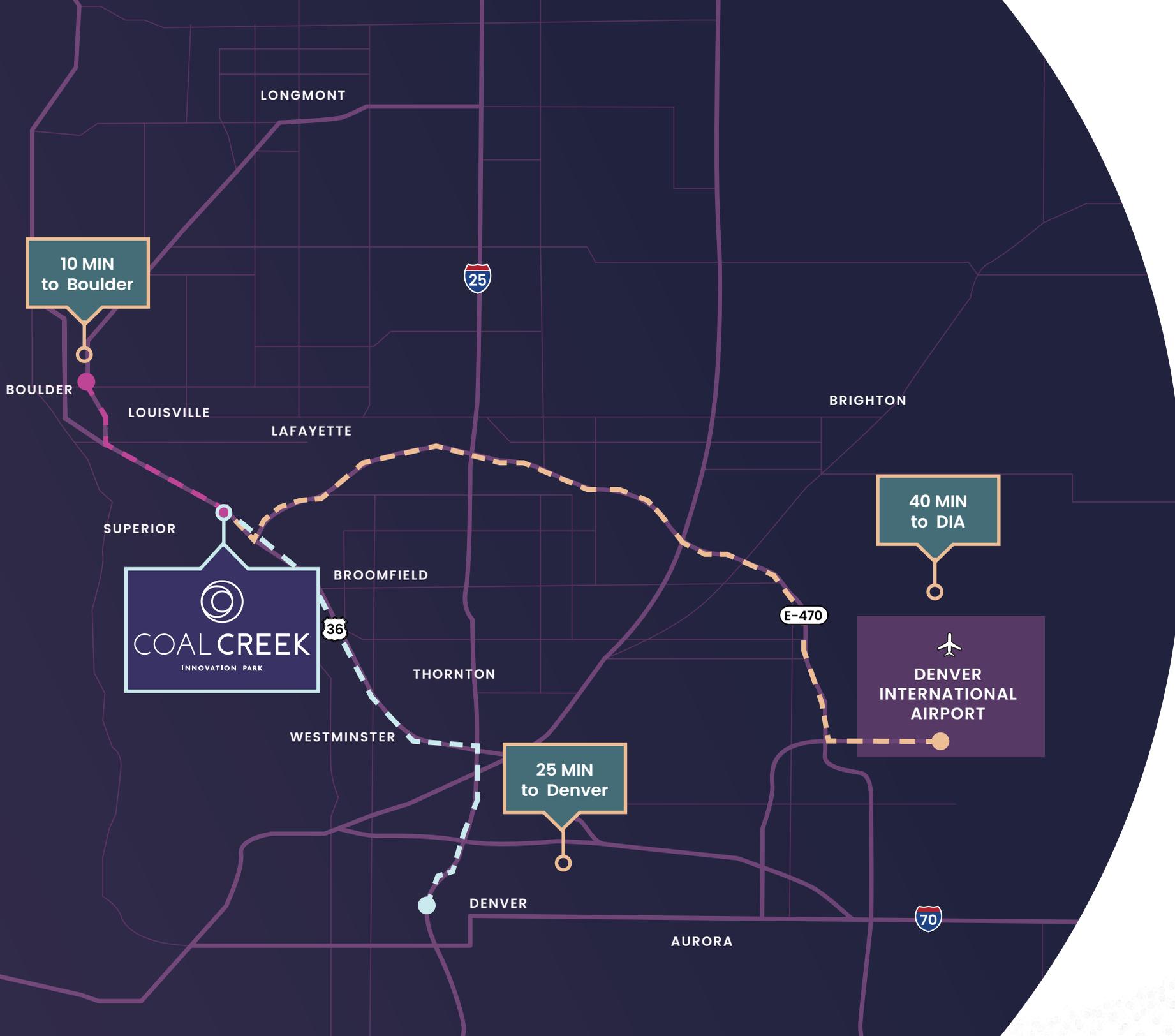


528 STALL

Parking Structure

93

Surface Parking Spaces
Additional Public Parking



HIGHLY DESIRABLE LOCATION

 **Business**
Business friendly community

 **Demographics**
Median household income, 168k

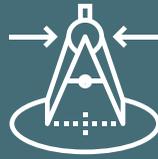
 **Affordable**
Average House Price:
Boulder: 1.3M
Superior: 844k

 **Schools**
Top 3 public school district in CO

STATE OF THE ART RESEARCH & DESIGN CAMPUS

A thriving master-planned community in the best location, with the best amenities and best connections.

www.coalcreekinnovationpark.com



1. State of the Art Research & Design Facility in Boulder County



2. Access to Downtown Superior Amenities



3. Robust Technology and R&D Ecosystem



SECTION 1:

STATE OF THE ART RESEARCH & DESIGN FACILITY IN BOULDER COUNTY

Thoughtfully designed to drive productivity and foster innovation. With efficient floor plates, 40' floor-to-ceiling height, and flexible infrastructure to accommodate a variety of office, lab, and R&D uses, Coal Creek Innovation Park is where you will plant your roots and make your mark among Boulder County's technology and R & D leaders.



Designed for Productivity & Innovation

- Move-in ready spec suites available
- Loading Dock(s) -Dedicated dock and loading
- Elevators -5,000 pound capacity freight elevator and passenger elevators
- Floor to Floor Heights-16' each floor
- Column Spacing- 33' grid designed for lab bays
- Structural Load - 125 pounds per SF
- Vibration criteria - 4000-8000 MIPS
- LEED Silver Certification Minimum
- Wired Certification

Flexible Infrastructure to Support Growth

- Shared services available (RODI water, compressed air, glass wash, lab waste with PH neutralization)
- Bike Room/Lockers and Showers for each building
- Amenities/Amenity Building -Retail, Gym, Showers, Conference Room, overlooks 20-acre Creek View Park, Flatiron views, optionality to increase amenities for early tenants
- Customizable build out to accommodate a wide range of technology and R&D companies
- Covered structured parking available





Base Building Mechanical & Electrical Systems



Purpose designed HVAC systems with 100% outside air available as needed



Generator back up with tenant capacity



Tenant electrical load capacity - 6 watts per sf



30 watt per sf 480V 3PH power



Sanitary system + lab waste system



Vacuum, compressed air and RODI distribution

SCENARIO A OVERVIEW



2 BUILDINGS
110,000 & 170,000 SF



551 STALLS
Structured Parking

93 STALLS
Surface Parking

(2.3/1,000 SF parking ratio)



SCENARIO A – PHASE 1

BUILDING B

3 Levels
110,000 SF GSF

SURFACE PARKING

93 Parking Stalls

TEMPORARY PARKING

160 Parking Stalls
(2.3/1,000 SF parking ratio)



▲ Pedestrian Access
▲ Vehicular Access

SCENARIO A – PHASE 2A

BUILDING B

3 Levels
110,000 SF GSF

SURFACE PARKING

93 Parking Stalls

BUILDING C

STRUCTURED PARKING

4 Levels
551 Parking Stalls

(2.3/1,000 SF parking ratio)



▲ Pedestrian Access
▲ Vehicular Access

SCENARIO A – PHASE 2B

BUILDING B

3 Levels
110,000 SF GSF

SURFACE PARKING

93 Parking Stalls

BUILDING C

STRUCTURED PARKING

4 Levels
551 Parking Stalls

BUILDING D

3 Levels
170,000 SF GSF

(2.3/1,000 SF parking ratio)



▲ Pedestrian Access
▲ Vehicular Access

SCENARIO B - OVERVIEW



2 BUILDINGS
61,000 & 170,000 SF



391 STALLS
Structured Parking

90 STALLS
Surface Parking

51 STALLS
Below-Grade Parking

(2.3/1,000 SF parking ratio)



SCENARIO B - PHASE 1

BUILDING B

1 & 3 Levels
61,000 SF GSF

BUILDING B BELOW-GRADE PARKING

51 Parking Stalls

SURFACE PARKING

90 Parking Stalls

(2.3/1,000 SF parking ratio)



▲ Pedestrian Access
▲ Vehicular Access

SCENARIO B - PHASE 2

BUILDING B

1 & 3 Levels
61,000 SF GSF

BUILDING B BELOW-GRADE PARKING

51 Parking Stalls

SURFACE PARKING

90 Parking Stalls

BUILDING C STRUCTURED PARKING

3 Levels
391 Parking Stalls

BUILDING D

3 Levels
170,000 SF GSF (2.3/1,000 SF parking ratio)



▲ Pedestrian Access
▲ Vehicular Access

SCENARIO C - OVERVIEW



2 BUILDINGS
40,000 & 170,000 SF



391 STALLS
Structured Parking

93 STALLS
Surface Parking

(2.3/1,000 SF parking ratio)



SCENARIO C - PHASE 1

BUILDING B

1 Level
40,000 SF GSF

SURFACE PARKING

93 Parking Stalls
(2.3/1,000 SF parking ratio)



▲ Pedestrian Access
▲ Vehicular Access

SCENARIO C - PHASE 2

BUILDING B

1 Level
40,000 SF GSF

SURFACE PARKING

93 Parking Stalls

BUILDING C

STRUCTURED PARKING

3 Levels
391 Parking Stalls

BUILDING D

3 Levels
170,000 SF GSF

(2.3/1,000 SF parking ratio)



▲ Pedestrian Access
▲ Vehicular Access

SECTION 2:

ACCESS TO DOWNTOWN SUPERIOR AMENITIES



Coal Creek Innovation Park is located in the heart of Downtown Superior, a growing downtown creatively designed to work, live, shop, dine and enjoy life.



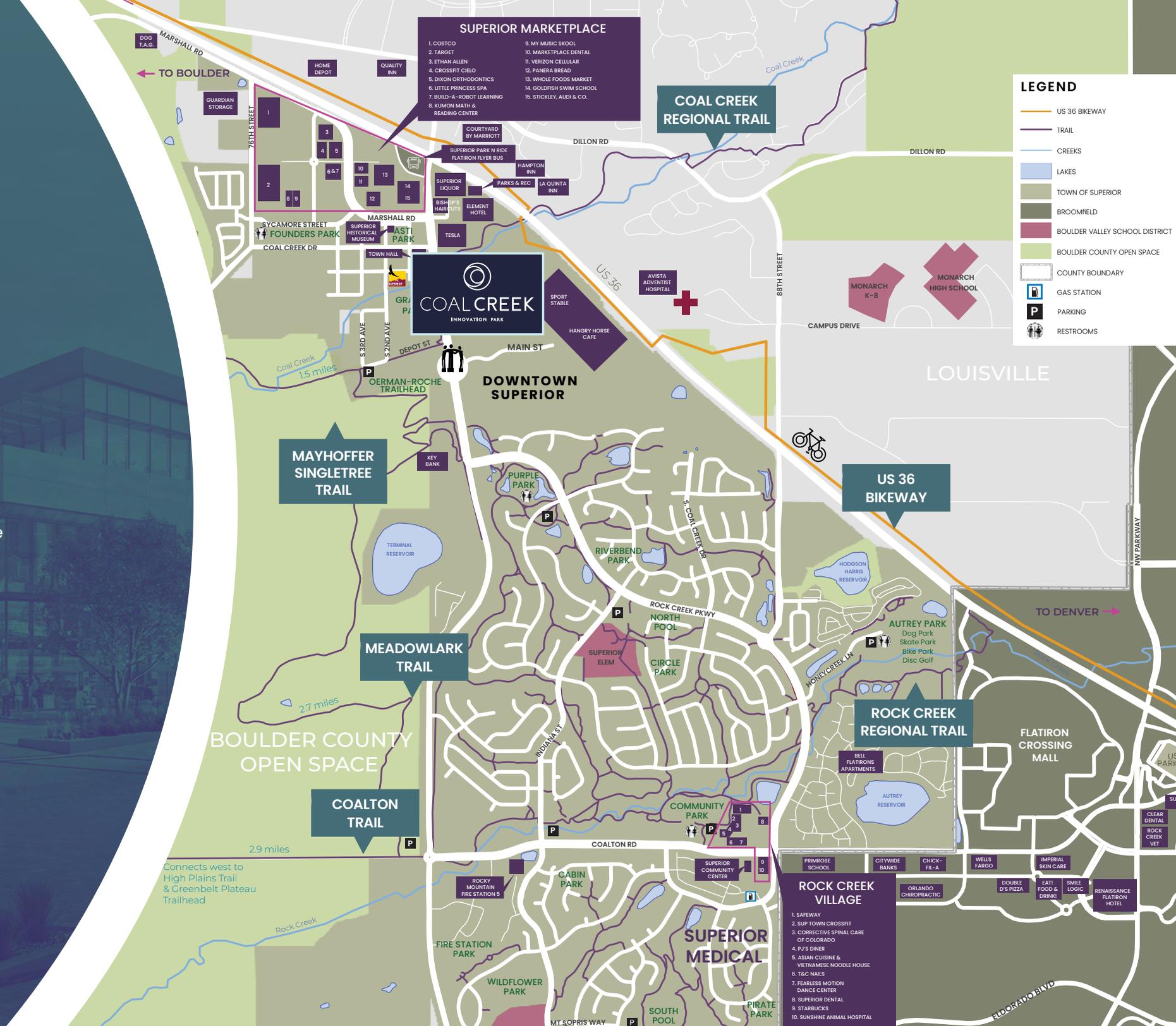
OUTDOOR ACCESS & AMENITIES IN SUPERIOR

Take your work outdoors and take advantage of our access to the 20-acre creek view park, indoor and outdoor amenity spaces, and 9.1 mile Singletree and Mayhofer trail.

With Superior's conscious commitment to open space, parks, and recreation, your team will be inspired by the authentic Colorado landscape, making the surrounding natural environment part of the daily work experience.

The nearby RTD bus station, Flatiron Flyer and US 36 Bike Trail provide access to Denver and Boulder using multi-modal transportation.

2. ACCESS TO DOWNTOWN SUPERIOR AMENITIES





OVER 650 HOMES FOR SALE

400 APARTMENTS FOR RENT

ADDITIONAL MIXED-USE MULTI-FAMILY

COAL CREEK
INNOVATION PARK

FLATIRON MOUNTAIN VIEWS

42 ACRES OF PARKS & OPEN SPACE

70,000 SF WALKABLE MAIN STREET RETAIL

PUBLIC SQUARE

FOOD HALL COMING SOON!

SUPERIOR MEDICAL CENTER & SPORTS STABLE

DOWNTOWN SUPERIOR RESIDENTIAL & RETAIL

Downtown Superior is a 156-acre master-planned development designed to blend a variety of residential home styles, flexible working spaces, diverse retail and dining, entertainment in every direction, ample open space for hiking and biking, and attractive lodging. All of this is located within an active community with palpable energy, a spirit of success, and a vibrant appeal like no other.



IMPROVEMENTS COMPLETED:

1,400

RESIDENTIAL UNITS

42 ACRES OUTDOOR
RECREATION & OPEN SPACE

10 MINUTE WALK TO
RTD FLATIRON FLYER STOP

70,000 SF OF WALKABLE
RETAIL, INCLUDING:

HALCYON
MIND+BODY

boulder baked

menchie's
frozen yogurt

NRK
BOBA

blue
SPORT
STABLE

FIREHOUSE
SUBS
FOUNDED BY FIREMEN



PIZZA
PAPA JOHN'S

TESLA

FLOYD'S
BARBERSHOP



BIGSBY'S FOLLY & FOOD HALL COMING SOON!

SECTION 3:

A ROBUST TECHNOLOGY & R&D ECOSYSTEM



- ▶ Access to Local Talent
- ▶ CU Boulder's Innovation Institute's



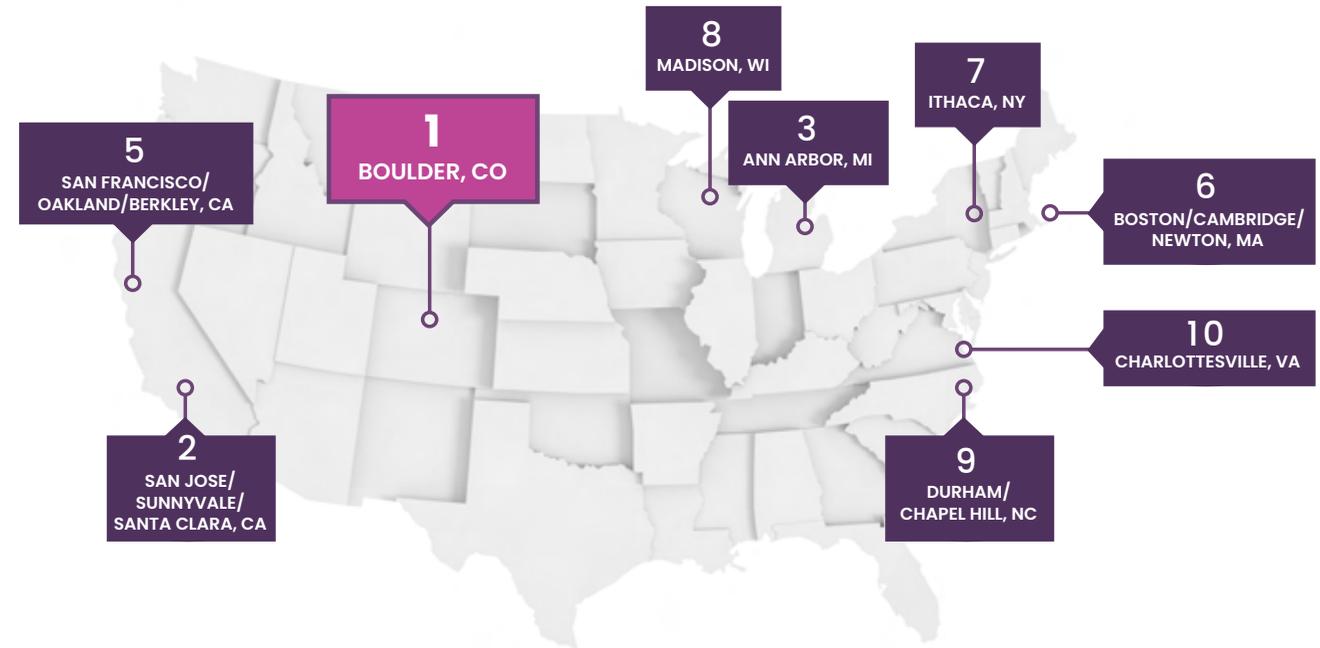
ACCESS TO LOCAL TALENT

Local Talent

Local CU talent & proximity to the top companies in the Colorado market

Boulder, CO has been ranked **NO.1** since the 2016 inaugural index

According to Bloomberg, these metro areas boast the strongest concentration of highly-educated adults and jobs in science, technology, engineering and mathematics fields.



Bloomberg Brain Concentration Index

CITY	SCORE	STEM JOBS	STEM DEGREE HOLDERS	ADVANCED DEGREE HOLDERS
BOULDER, CO	99.80	8.1%	19.5%	18.5%
SAN JOSE, CA	99.63	10.2%	21.1%	17.3%
ANN ARBOR, MI	98.97	6.6%	15.5%	18.3%
WASHINGTON, DC	98.67	6.4%	15.8%	17.4%
SAN FRANCISCO, CA	98.37	6.6%	17.6%	15.3%
ITHACA, NY	98.10	5.6%	15.1%	18.0%
BOSTON, MA	97.43	5.5%	14.9%	15.9%
DURHAM, NC	96.97	5.0%	14.0%	16.1%
CHARLOTTESVILLE, VA	96.40	4.1%	14.2%	16.2%
MADISON, WI	95.83	5.7%	12.8%	12.5%

UNIVERSITY OF COLORADO BOULDER INSTITUTE'S LEADING THE CHARGE IN BOULDER'S R&D INNOVATION

The CUBit Quantum Initiative

The CUBit Quantum Initiative coordinates quantum activities at CU Boulder, catalyzing focus areas and research centers across the university.

Quantum 2.0 will advance through key focus areas that share common technological threads: Quantum Sensing and Measurement, Quantum Networks and Communications and Quantum Computing and Simulation.

BioFrontiers Institute

At the University of Colorado BioFrontiers Institute, researchers from the life sciences, physical sciences, computer science and engineering are working together to uncover new knowledge at the frontiers of science and partnering with industry to transform their discoveries into new tools.

Cooperative Institute for Research in Environmental Sciences (CIRES)

At CIRES, the Cooperative Institute for Research In Environmental Sciences, more than 800 scientists work to understand the dynamic Earth system, including people's relationship with the planet. CIRES is a partnership of the National Oceanic and Atmospheric Administration (NOAA) and the University of Colorado Boulder, and our areas of expertise include weather and climate including impacts to wildfire and water, changes at Earth's poles, air quality and atmospheric chemistry, water resources, solid Earth sciences and more.

Institute for Behavioral Genetics (IBG)

The Institute for Behavioral Genetics (IBG) is an organized research unit of the University of Colorado Graduate School dedicated to conducting and facilitating research on the genetic and environmental bases of individual differences in behavior.





Institute of Arctic and Alpine Research (INSTAAR)

INSTAAR is an interdisciplinary scientific research institute dedicated to understanding change in Earth systems. Researchers across many departments and programs come together in one unit to study the challenging environmental issues that confront our world.

Institute of Cognitive Science (ICS)

The mission of the Institute of Cognitive Science (ICS) at CU-Boulder is to understand and enhance human cognition, learning, and development through the creation of interdisciplinary partnerships. ICS fosters rich scientific interchange across researchers from a broad range of disciplines including Artificial Intelligence, Linguistics, Psychology, Neuroscience, Computer Science, Philosophy, and Education.

Laboratory for Atmospheric and Space Physics (LASP)

LASP's vision is to maintain world-leadership status in identifying and addressing key questions in planetary science, space physics, solar influences, and atmospheric science.

Renee Crown Wellness Institute

The Renee Crown Wellness Institute seeks to promote the wellness of young people and the systems and adults who support them through interdisciplinary research-practice partnerships.

Renewable and Sustainable Energy Institute (RASEI)

RASEI is a joint institute between the University of Colorado Boulder (CU-Boulder) and the National Renewable Energy Laboratory (NREL) addressing important, complex problems in energy that require a multidisciplinary, multi-institutional approach. Its mission is to expedite solutions that transform energy by advancing renewable energy science, engineering, and analysis through research, education, and industry partnerships.

Venture Partners at CU Boulder

As the commercialization arm of CU Boulder, Venture Partners prepares campus innovators to bring technologies and ideas to market. Venture Partners supports up-and-coming innovators and develops relationships with industry leaders and investors from across the country through their proven program which includes: Intellectual Property (IP) Management, Entrepreneurial Training, Mentorship & Advising, Funding and Licensing & Industrial Partnerships. This innovative curriculum demonstrated impressive results in 2021 with 130 inventions, 65 licenses & options, 20 startups, \$2.1 billion in capital raised by CU Boulder spinout companies and \$3.7 billion in exits by their startups.

PMB | DEVELOPER

PMB is a purpose-driven healthcare real estate developer with a mission to improve healthcare delivery, effect change and positively impact communities. The company is 100 percent focused on healthcare real estate across the continuum of care including behavioral health, life sciences, ambulatory care centers, medical office buildings, inpatient hospitals, post-acute hospitals, senior living facilities and parking structures.

PMB believes that healthcare is a human need, and adding value to this essential social infrastructure across the continuum of care is a responsibility they hold sacred. They are a committed multidisciplinary team of forward-thinkers and problem-solvers from every field, united by a shared purpose: elevating the healthcare and research experience by developing and managing spaces that make a positive difference in people's lives. All of which comes to life via the 100+ facilities they have developed over the past 50 years, their extensive healthcare operator and life science relationships and the diverse network of institutional partners they have garnered over the years.

PMB and Montgomery Street Partners (MSP) have formed a strategic partnership that focuses on ground up life science real estate developments by leveraging MSP's Co-GP and life science experience with PMB's regional relationships, continuum of care development expertise and capital relationships. MSP is real-estate private equity firm that focuses on investing in non-traditional real estate asset classes through programmatic co-investments, and launched a dedicated life sciences platform in 2021, currently led by former principals from Oxford Properties and DPR Construction.

PMB and MSP currently have 1M SF of purpose built life science projects under development in Seattle, Bay Area and Boulder County.

For more info go to www.pmbllc.com



PMB

ADVANCING HEALTHCARE REAL ESTATE

MONTGOMERY STREET
PARTNERS





COAL CREEK

INNOVATION PARK

AT DOWNTOWN SUPERIOR



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MONTGOMERY STREET
PARTNERS

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