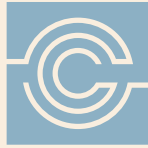


CONCERO

# A NEW CENTRALLY CONNECTED WORKSPACE





CONCERO

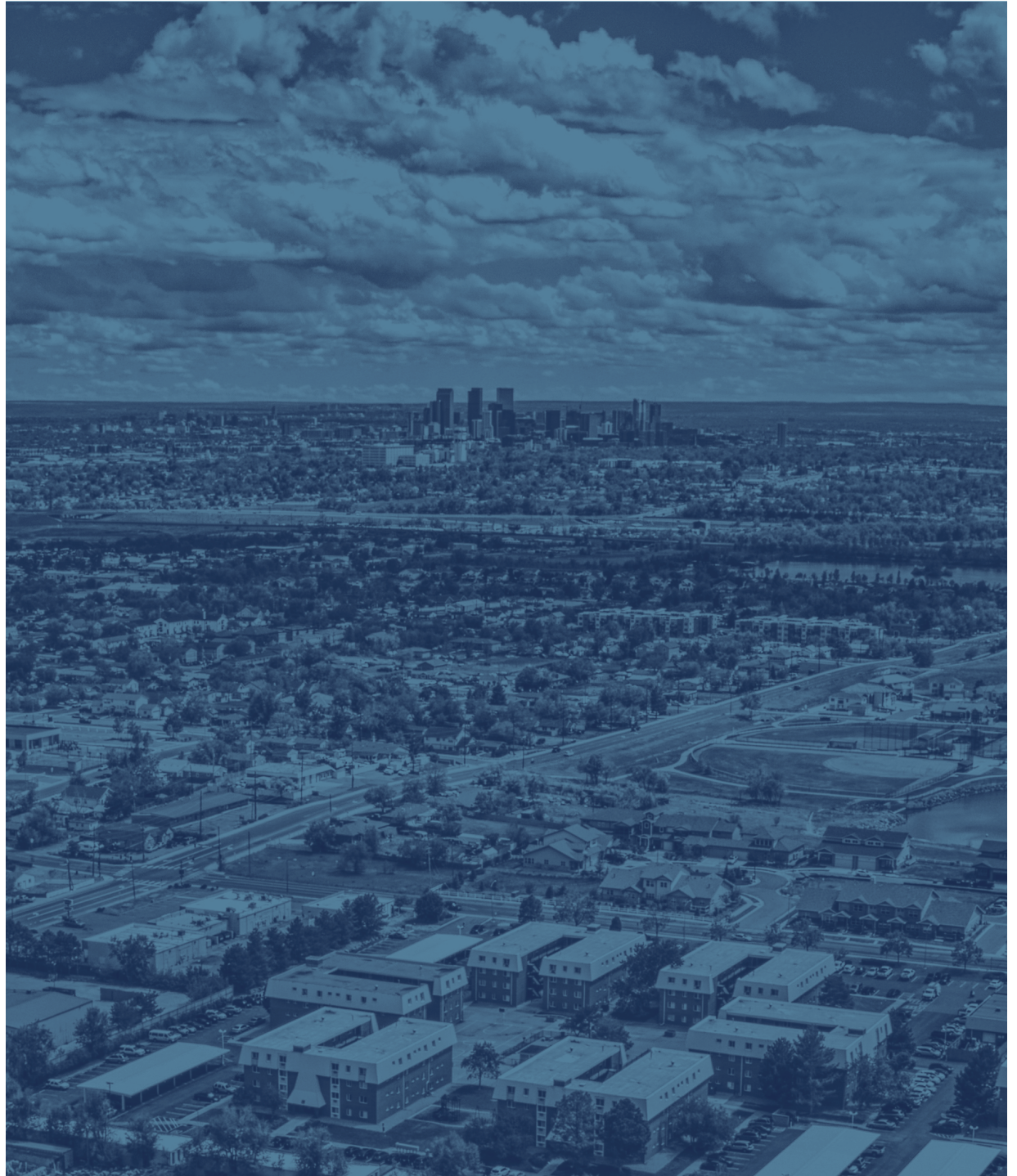
—  
WHERE LUXURY  
MEETS SENSIBILITY





## **DOWNTOWN WESTMINSTER, COLORADO 80031**

Easily accessible from both Denver and Boulder, Concero provides the convenience and connectedness desired by today's forward-thinking companies and their employees. With hospitality inspired onsite amenities located in a walkable setting just off Highway 36, this workplace is truly a step above the rest.



**Talent is a company's greatest investment and its most prized asset. Inspire creativity and productivity by prioritizing your human capital with amenities and perks.**



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## ON-SITE FITNESS CENTER

Encourage healthy living habits and save an extra trip to the gym with our on-site fitness center featuring spa-inspired towel service, state-of-the-art equipment, a yoga studio, and Peloton bikes.



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## ALTERNATIVE WORK AREAS

Work wherever you want. High tops in the common areas, outside on the terrace, or settle into a comfy chair next to the fireplace. Concero is the place where innovation goes to work.

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## ROOFTOP TERRACE

Catch some rays at lunch or host a team happy hour on Friday afternoon. Find solace and inspiration in the open skies and fresh air on the elevated terrace.





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## WALKABLE AMENITIES

Everything you need is within a 5-minute walk of Concero. Food, drink, entertainment, shopping, and greenspace. You won't find this level of convenience anywhere else along Highway 36.



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## TRAINING ROOM

Run a board meeting or host a seminar in the on-site training room. Utilize building facilities downstairs to save on your rentable space upstairs.

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*Find inspiration and motivation every morning as you walk through the naturally sunlit Great Room.*

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*Break for lunch and enjoy the views on the rooftop terrace.*

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*End your workday with a short walk over to happy hour.*





# INNOVATORS WELCOME

Space designed to  
support the companies  
that change the world.

To the innovators striving to create a new path forward, welcome home. This is the ideal place for companies that desire to grow and profit while also making an impact. Concero is your infrastructure for innovation.

- Efficient floor plans with minimal interior columns
- Optimal individual suite control
- Hospitality inspired building amenities

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# PRIORITIZING HUMAN CAPITAL

**Put people forward and let their potential shine.**

Attract and retain top talent by providing workers with a newly built, best in class workspace conveniently located nearby to where they live and play. Show employees their importance by prioritizing their needs and treating them to special perks.

- Covered garage parking
- On-site fitness center
- Exclusive rooftop terrace
- Nearby greenspace and outdoor seating
- Alternative work areas





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## AN EMPHASIS ON HOSPITALITY

Thoughtfully designed with  
people in mind.

Concero can't be compared, it must be experienced. With an emphasis on hospitality, the building greets employees, workers, and visitors providing a true sense of place and belonging. This is the space where innovation goes to work.

- Porte-cochère
- Great room
- Quiet breakout areas
- Meditation/lactation rooms
- Training room
- Calming water feature & cozy fireplace



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## WHERE LUXURY MEETS SENSIBILITY

### **The right blend of high-quality space and deluxe amenities**

Premium features where it matters and sensible solutions where it doesn't. Executives can rest easy knowing everything about Concero supports their business goals. The optimal location for downtown amenities without the downtown rates. The spot where what's good for employees is also good for the bottom line.



## KEY STATISTICS

Concero is conveniently located, best-in-class LEED certified commercial space that highlights the employee experience in order to maximize productivity and profitability.

CLASS A OFFICE  
**204,000**  
RSF

FLOOR PLATES  
**30,000**  
SF

GROUND FLOOR  
RETAIL  
**12,500**  
RSF

36 & SHERIDAN  
RTD STATION  
**5**  
MINUTE WALK

# CENTRALLY CONNECTED

A central location connecting people, places, and experiences.

Conveniently located in between Denver and Boulder alongside Highway 36, Concero provides a uniquely central place connecting talent along the front range. Enjoy prime access to a swath of walkable amenities and entertainment including restaurants, shopping, and greenspace.

- Centrally located between Denver and Boulder
- Right off Highway 36
- Walkable amenities
- Nearby RTD's second busiest commuter bus line





## WHY CONCERO?

**977,789**

WORKFORCE WITHIN 10 MILES

**\$390,000**

MEDIAN HOME PRICE

**#2**

MOST ACTIVE STATE

**#3**

BEST STATE FOR BUSINESS

**#1 & #2**

BOULDER AND DENVER  
BEST PLACE TO LIVE

**#2**

FASTEST GROWING  
MILLENNIAL WORKFORCE

**#1**

STATE FOR LABOR SUPPLY

**#2**

STATE FOR EDUCATIONAL ATTAINMENT

**-4.4%**

COST OF LIVING COMPARED TO DENVER

**6**

COLLEGES & UNIVERSITIES WITHIN 25 MILES

**5**

GOLF COURSES WITHIN 5 MILES

**-35.8%**

COST OF LIVING COMPARED TO BOULDER

**145**

MILES OF TRAILS WITHIN 5 MILES

**3163**

ACRES OF OPEN SPACE

Sources: US News, Westminster Economic Development Council, Colorado Office of Economic Development & International Trade, BestPlaces.net, Denver Business Journal, Metro Denver Economic Development Corp.

## WESTMINSTER DEVELOPMENT

In 2010, the city acquired the land that used to be the Westminster Mall and put out plans to redevelop the land into a new, bustling downtown, spanning the size of 22 Denver city blocks. The new development will consist of residential, office, hospitality, and entertainment venues.

As a pedestrian-oriented environment, there is a large emphasis on walkability and convenience. The development is located just minutes from the US 36 and Sheridan RTD Station and can also easily be accessed from both Denver and Boulder via Highway 36.



## **FOOD & DRINK**

1. Kokopelli Brewing Company
2. Jimmy John's
3. Dickey's BBQ
4. Sharetea
5. Sweet Bloom Coffee Roasters
6. Olive Garden
7. Old Spaghetti Factory
8. Saltgrass Steakhouse
9. Joe's Crabshack
10. Famille
11. Hot Pho
12. Tap & Burger
13. Marczyk Fine Foods
14. Westminster Alley Food Hall

## **SHOPPING**

15. JC Penney
16. Tattered Cover Book Store (Coffee & Wine)
17. Sephora
18. PGA Tour Superstore
19. Best Buy, Office Depot

## **HEALTH & FITNESS**

20. Chuze Fitness
21. Crossfit Undeniable
22. Planet Fitness
23. 100% Chiropractic
24. McMurtrey Endodontics

## **ENTERTAINMENT**

25. Alamo Drafthouse Cinema
26. HD Escape Rooms
27. Bowlero

## **PARKS**

28. Central Square Park

## **LODGING & TRANSPORTATION**

29. Townhomes & Condos
30. Origin Hotel
31. Hampton Inn
32. Public Parking
33. Park & Ride
34. US 36 and Sheridan Station





**Our mission is to develop innovative environments  
that inspire and fuel tenant success.**

Traditional real estate companies focus on buildings. Schnitzer West focuses on tenants. Since its inception in 1997, Schnitzer West has developed 10.5 million square feet across a wide variety of property types, becoming one of the West Coast's leading real estate developers and managers, recognized for forward-looking, hospitality-inspired properties that deliver unmatched efficiency, functionality, and quality. Now Schnitzer West is bringing its unique vision and tenant-focused approach to select properties along the Colorado front range.

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**NOW  
LEASING**

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CONCERO

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