

370

AT INTERLOCKEN

HIGHLY VISIBLE ASSET WITH A LEGACY OF INSTITUTIONAL OWNERSHIP

370

AT INTERLOCKEN



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EXECUTIVE SUMMARY

THE OFFERING

JLL Capital Markets, as the exclusive agent for the seller, is pleased to present 370 Interlocken (the “Building” or “Property”), a prominent six-story office building encompassing 152,145 square feet (“sf”) in Denver’s Northwest Submarket. Located within the highly desirable Interlocken Business Park along U.S. 36, 370 Interlocken offers a strategic advantage by attracting large corporations and growing companies across diverse industries. Its prime location provides unparalleled visibility and connectivity to the talent pools of the surrounding area, as well as Denver and Boulder, capitalizing on the Northwest Submarket’s reputation for attracting a highly skilled workforce.

370 Interlocken is 32.7%* leased with a weighted average lease term (WALT) of 3.9 years. This offers investors a unique opportunity to acquire a well-positioned asset and implement a strategic capital improvement plan to increase occupancy, all while remaining significantly below both replacement cost and historic acquisition comparables.

The Northwest Submarket consistently attracts world-class companies and residents due to its high quality of life, excellent schools, abundant amenities, and relative affordability compared to Denver and Boulder. Broomfield County, home to 370 Interlocken, was named the ‘2024 Large Community of the Year’ by the Economic Development Council of Colorado, reflecting the area’s strong appeal.

It is this environment that has supported 370 Interlocken’s strong historic occupancy, posting average occupancy from 2007-2020 of 89%. The current occupancy follows Stantec downsizing from 79,144 sf to 53,081 sf in 2021, and ultimately consolidating out of the Building in 2023. **The Building is already on its way to regaining occupancy, signing three leases in the past five months, alone.** A path to additional absorption will be further supported by the implementation of a spec suite program at the Building.

*Occupancy of 32.7% on 1/1/2026 reflects HomeSphere’s move from temporary to permanent space, and the vacate of Lighthouse Financial.



PROPERTY SUMMARY



370 INTERLOCKEN

RBA	152,145 sf
YOC Renovation	1998 2017 2021
Stories	6
Floorplate	27,000 sf
% Leased	32.7% leased (as of 1/1/2026)
WALT	3.9 years
Parking Ratio	4.32 : 1,000 sf 657 surface spaces
LEED Certification	LEED Silver
Existing Amenities	<ul style="list-style-type: none">• Fitness center• Showers & lockers• Training & conference center• Tenant lounge• Grab-and-go market• Bike lab• Outdoor lounge• Top of building signage available

INVESTMENT HIGHLIGHTS



ACQUIRE AT A DISCOUNT:

Purchase the Property well below replacement cost and historic comparable sales.



STRATEGIC ENHANCEMENTS:

Capitalize on a legacy of institutional ownership with strategic amenity enhancements and a targeted spec suite program with a path to quickly increase occupancy.



LEASING MOMENTUM:

3 recent leases in the last 5 months demonstrates strong market appeal and supports a spec suite program.



HISTORIC OCCUPANCY:

Strong historic occupancy, averaging 89% from 2007-2020, substantiates the Building's desirability in the market.



PREMIER BUSINESS DESTINATION:

Located in Broomfield's Interlocken Business Park, home to Fortune 1000 and international corporations.



OWNER-USER POTENTIAL:

Attractive opportunity for owner-users seeking financial advantages, brand visibility, and control over growth.



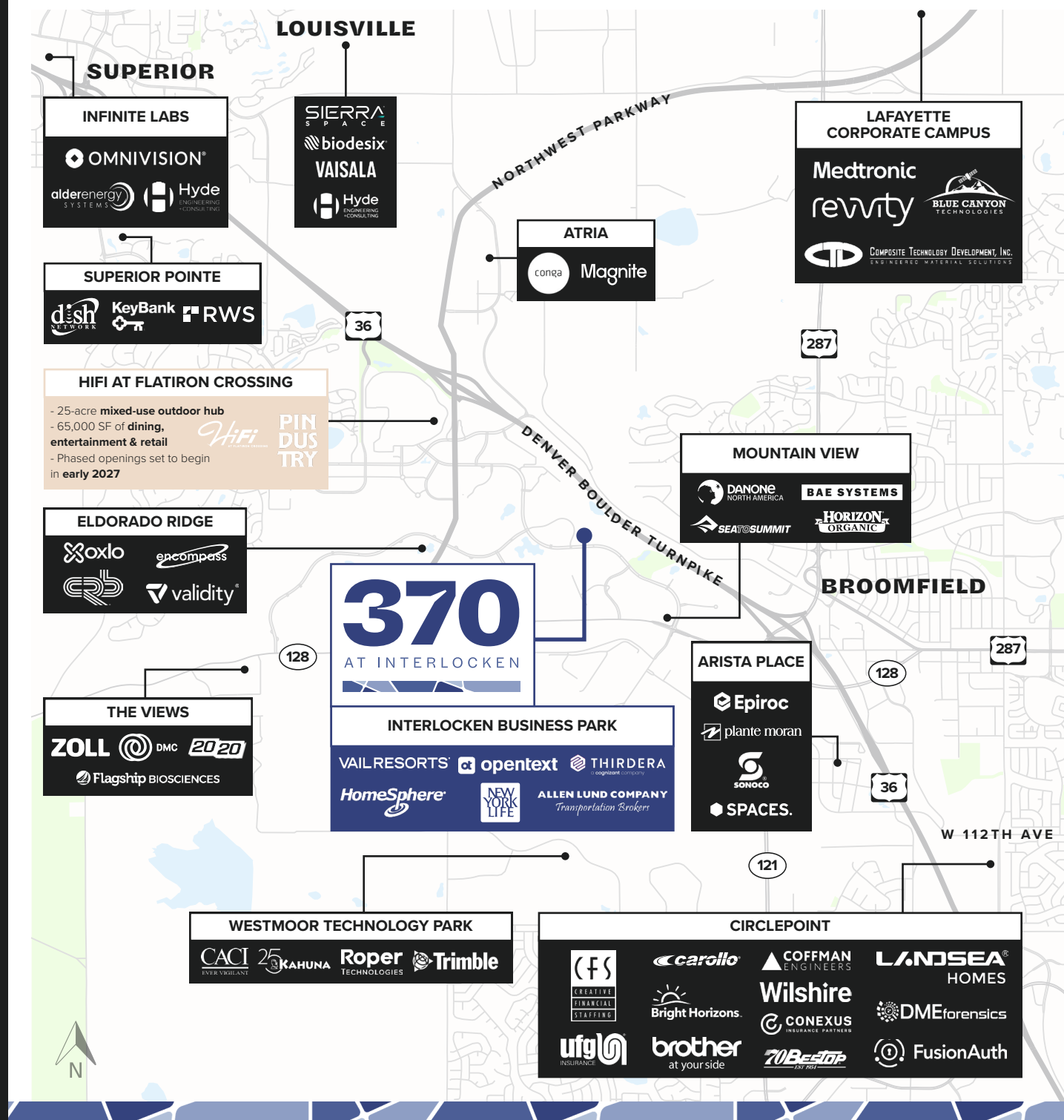


THE NORTHWEST SUBMARKET

WHERE BUSINESS & QUALITY OF LIFE CONVERGE FOR SUCCESS

The Northwest Submarket offers a diverse business ecosystem with established corporations, startups, and entrepreneurial ventures, fostering collaboration, innovation, and networking opportunities.












Combined with its high quality of life, scenic surroundings, outdoor activities, and vibrant retail scene, the Northwest attracts and retains talented professionals, making it an ideal location for companies to establish their presence and access a talent pool that aligns with diverse industry needs.



BIFURCATING THE MARKET

Within the Northwest Submarket, there is a bifurcation of assets based on the combination of vintage and amenities.

High-quality amenities serve to equalize the competitive landscape, enabling 370 Interlocken to attract tenants and command higher rates while still maintaining a cost advantage compared to newer properties in the market.

	PROPERTY NAME	RBA	OFFICE ASKING RENT	% LEASED	YOC	PARKING RATIO	OWNER	SPEC SUITES	LOBBY	FITNESS	OUTDOOR SPACE	MEETING SPACE / LOUNGE	ON-SITE FOOD	BUILDING SIGNAGE
POST IMPROVEMENTS	 APEX at 385	298,978	\$30.00-\$34.00 NNN	85%	2010	3.35	Cypress I Ascentris	1	✓	✓	✓	✓	✓	✗
	 Arista Place I & II	207,674	\$28.00 NNN	71%	2008-2016	4.00	Wiens RE Ventures	None	BOX CHECKER	✓	BOX CHECKER	✗	✓	✗
	 EOS at Interlocken	186,231	\$25.00-\$26.00 NNN	99%	2012	3.50	Keppel Pacific Oak US REIT	None	✓	✓	✗	✗	✗	✗
	 Circle Point I & II	273,054	\$23.50 NNN	94%	2001	4.30	City Office REIT	1	BOX CHECKER	✓	✓	✓	✓	✗
	BIFURCATED MARKET													
	 370 Interlocken	152,145	\$24.50 NNN	33%	1998	4.32	URG	5 (proposed)	UPGRADES PROPOSED	✓	UPGRADES PROPOSED	UPGRADES PROPOSED	✓	✓
	 350 Interlocken	43,270 SF	\$17.00 NNN	57%	1985	4.5	Kalama Land Company	2	✗	BOX CHECKER	BOX CHECKER	✗	—	✓
	 380 & 390 Interlocken	489,073	\$24.00-\$25.00 NNN	45%	2000	4.20	URG I Rockwood	3	✗	✓	✗	✓	✗	✓ (380 ONLY)
	 Mountain View Innovation Campus (I, II, IV)	346,530	\$23.00 NNN	53%	1999-2001	4.20	Balfour Pacific	None	BOX CHECKER	✓	✓	✓	✗	POTENTIALLY
	 Eldorado Ridge 1-3	344,285	\$20.00-\$21.00 NNN	56%	1999-2001	3.40	Mark IV Capital	1 (second generation)	✗	BOX CHECKER	✗	BOX CHECKER	BOX CHECKER	POTENTIALLY
	 Westmoor Technology Park 7-10	513,000	\$18.00-\$19.50 NNN	66%	2000-2002	4.49	CapRidge Partners	1	✗	BOX CHECKER	BOX CHECKER	✗	BOX CHECKER	✓
	 The Views I & II	369,000	\$18.00 NNN	69%	2001	4.00	Semaho	None	✗	BOX CHECKER	BOX CHECKER	✗	—	✓

OPPORTUNITY TO CREATE VALUE THROUGH STRATEGIC ENHANCEMENTS

370 Interlocken benefits from a legacy of institutional ownership and ongoing investment. A new investor can capitalize on this foundation by strategically enhancing the Property through common area upgrades and a targeted spec suite program. These improvements will further distinguish the Building within its competitive set and attract tenants seeking high-quality, move-in ready spaces.

CAPITALIZING ON MARKET DYNAMICS TO DRIVE DEMAND

- **Strong Occupancy in Highly-Improved Buildings:** The average occupancy rate among the aspirational competitive set is 87%. After further enhancing the Building, 370 Interlocken will be the best option for tenants looking for a premium, move-in-ready space at a competitive rate.
- **Strategic Timing:** Completing improvements in 2026 allows 370 Interlocken to capitalize on a further market recovery and capture tenants seeking new space as over 1 million square feet of leases expire in the Northwest Submarket in 2027 and 2028, alone.
- **Elevated Tenant Experience:** A modern, well-appointed workspace creates an engaging environment for employees, addressing the growing need for companies to provide attractive and collaborative spaces that encourage a return to the office.
- **Competitive Advantage with Lack of New Development:** The scarcity of new construction in the Northwest Submarket, with only five buildings added since 2010 (one in Interlocken which achieves the highest rents in the entire submarket) and no new developments planned, makes the enhanced 370 Interlocken a compelling, modern alternative to the area's aging inventory, positioning it as a top choice for discerning tenants.

PROPOSED BUILDING ENHANCEMENTS:

370 INTERLOCKEN CAPITAL			
Back of House Capital*		\$718,000	
ELECTIVE & OFFENSIVE CAPITAL			
Exterior Building Painting	\$250,000	1st & 3rd Floors RR (\$150k/floor)	\$300,000
1st floor Lobby, Amenity & Outdoor Enhancements	\$200,000	3rd Floor Multi-Tenant Corridor	\$400,000
New Showers & Lockers	\$160,000	5 Spec Suites (\$85/SF)	\$2,822,425
		Total Building Enhancements	\$4,850,425

*See financial section for more details

*See financial section for more details





LEASING MOMENTUM & SPEC SUITE OPPORTUNITY

AT 370 INTERLOCKEN

Recent leasing activity at 370 Interlocken, encompassing both relocations and new tenants, clearly validates the Building's strong market appeal. The favorable terms and square footages secured in these leases further support the implementation and future success of a spec suite program within the Building.

RECENTLY SIGNED LEASES	START	SUITE	TYPE	SF	RATE (NNN)	ANN. INC.	TERM	TI	FREE RENT (NNN)
New York Life	7/1/25	620	Relocation	3,912	\$23.50	3.00%	39 months	\$30.00 psf	3 months
TeleCommunication Systems, Inc. (at lease)	8/1/25	500	New	10,804	\$24.00	2.50%	67 months	\$25.00 psf	7 months
HomeSphere	1/1/26	640, 650	New	7,012	\$24.50	3.00%	65 months	\$72.00 psf*	11 months

*Construction underway

HOMESPHERE



HOMESPHERE'S LEASE PROVES TENANTS WILL PAY ATTRACTIVE RATES FOR MOVE-IN READY SPACES, SUPPORTING A SPEC SUITE PROGRAM AT 370 INTERLOCKEN



TELECOMMUNICATION SYSTEMS, INC. BACKFILLED THE FORMER CLIFTONLARSONALLEN SPACE WITH ONLY \$25/SF TI AND 3-MONTHS OF DOWNTIME

370 INTERLOCKEN'S HISTORIC OCCUPANCY

370 INTERLOCKEN HAS HISTORICALLY MAINTAINED HIGH OCCUPANCY RATES, A TESTAMENT TO ITS DESIRABILITY AND PRIME LOCATION.

From 2007 to 2020, the Building averaged an impressive 89% occupancy. Throughout its history, 370 Interlocken has been home to a diverse roster of well-known companies. A key long-term tenant was MWH, which occupied space in 370 Interlocken from its completion in 1998, until 2023, following Stantec's acquisition of the company. While Stantec's acquisition and consolidation to downtown Denver resulted in a downsize and ultimate vacate of the Building between 2021-2023, the Building's long-standing appeal and proven track record position it for future success.

NOTABLE HISTORIC TENANTS AT 370 INTERLOCKEN

 **Stantec**



*



 **TRANE***

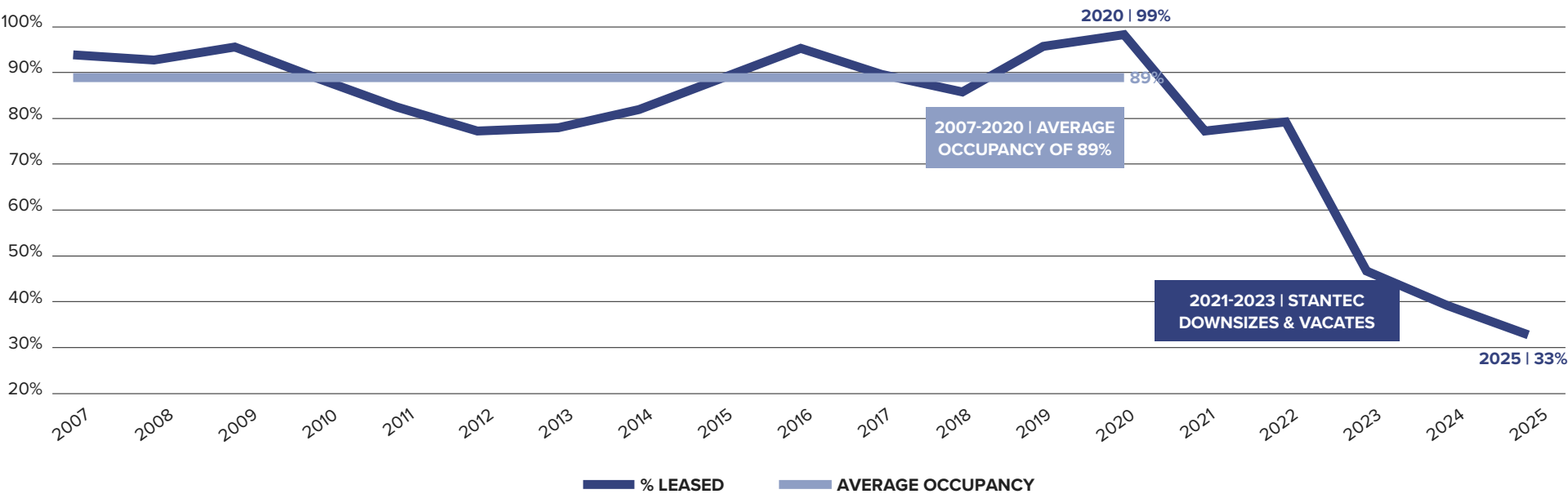


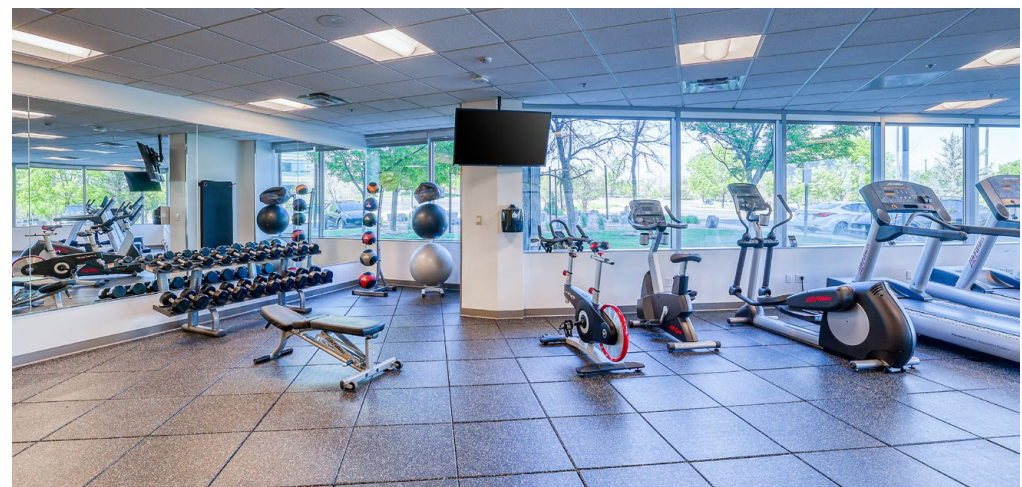
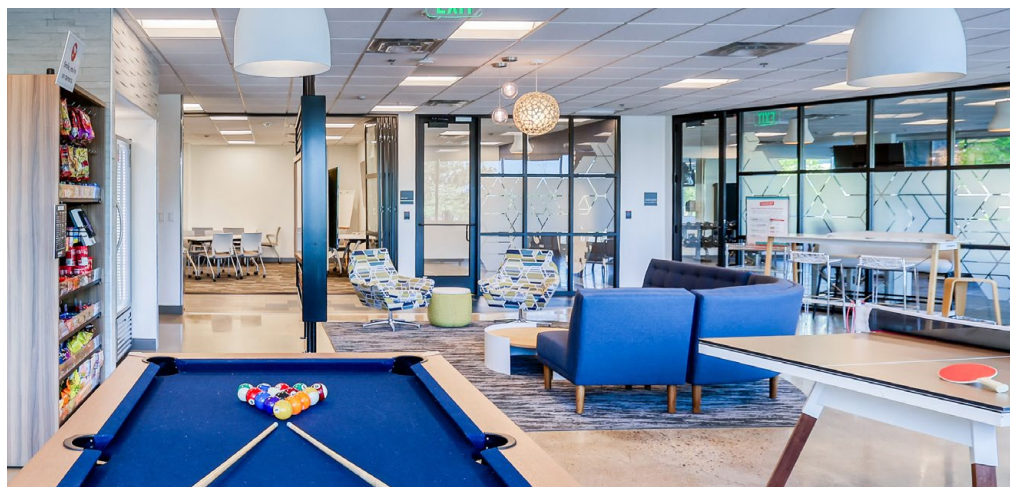
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* **ALLEN LUND COMPANY**

*Current tenant at 370 Interlocken

370 INTERLOCKEN | HISTORIC OCCUPANCY | 2007 - YTD 2025







*Building signage requires tenant/occupant to be 50% or more of the Building and is subject to HOA approval.

AN EXCEPTIONAL OWNER-USER OPPORTUNITY

AT 370 INTERLOCKEN

The demand for owner-user properties is surging, with users accounting for a significant 33% of all purchases in 2024 – a substantial increase from just 12% in 2023. This trend underscores the growing desire for businesses to control their real estate destiny and benefit from the numerous advantages of ownership. Owner-users remain highly active, making 370 Interlocken a timely and strategic acquisition opportunity.

**370 INTERLOCKEN
REPRESENTS
A COMPELLING
OPPORTUNITY FOR
OWNER-USERS
SEEKING FINANCIAL
ADVANTAGES, BRAND
ELEVATION, CONTROL
OVER THEIR GROWTH,
AND A PREMIUM
WORKPLACE
ENVIRONMENT.**

AN EXCEPTIONAL OWNER-USER OPPORTUNITY

AT 370 INTERLOCKEN

UNLOCK SIGNIFICANT FINANCIAL ADVANTAGES



Financial modeling projects a compelling 21% cost savings for owner-occupiers compared to leasing. This substantial long-term value makes 370 Interlocken not just a real estate investment, but a smart financial decision that strengthens the bottom line.

CONTROL GROWTH AND CAPITALIZE ON MARKET CONDITIONS



Ownership of 370 Interlocken empowers direct management of a company's growth trajectory. Acquiring a premier asset like 370 Interlocken at a price point that represents a discount relative to pre-pandemic levels positions the businesses of owner-users for sustained success.

ELEVATE THE BRAND AND ESTABLISH A PROMINENT PRESENCE



370 Interlocken offers a rare opportunity to establish a strong brand presence in a premier business location. The signage opportunity at 370 Interlocken positions a company alongside industry leaders like Oracle and Vail Resorts, with high-visibility signage reaching over 90,000 vehicles daily on U.S. 36.

UNIQUE OPPORTUNITY FOR FUTURE SCALE



Owner-users benefit from a unique opportunity to expand over time, capitalizing on future lease roll. Exceptional visibility and unmatched optionality enable seamless scaling of operations within this prime location, making long-term growth simple and strategic.

*Building signage requires tenant/occupant to be 50% or more of the Building and is subject to HOA approval.



OUTSTANDING ACCESS AND CONNECTIVITY

370 Interlocken's location directly next to U.S. 36 strategically positions it at the nexus of Broomfield, Westminster, Superior, Louisville, and Lafayette, and is nearly equidistant from Denver (25 minutes) and Boulder (15 minutes). This prime location grants tenants access to a wide talent pool, with over 57% of Denver Metro's daytime workforce within a 30-minute commute.

Tenants also benefit from the FlatironFlyer Bus Rapid Transit system, ensuring convenient public transportation options. Cyclists can easily access the Building via the U.S. 36 bikeway that runs parallel to the highway. Moreover, the planned B Line light rail project, which is awaiting final funding, will extend service from Denver to Longmont, further enhancing public transportation options for future tenants.

370 Interlocken boasts a prime location with convenient access to both Denver International Airport (32 minutes via the Northwest Parkway, avoiding I-70 congestion) and Rocky Mountain Metropolitan Airport (5 minutes).

This central location enables businesses to draw from the diverse talent pools of Denver and Boulder while maintaining efficient connections to both national and international markets.



OUTSTANDING ACCESS AND CONNECTIVITY



370 INTERLOCKEN'S STRATEGIC LOCATION:

PROXIMITY TO COLORADO'S INNOVATION ECOSYSTEM

Strategically situated within the Denver-Boulder corridor, 370 Interlocken offers tenants unparalleled access to a thriving ecosystem of research, technology, and talent. This prime location provides a distinct competitive advantage, fostering collaboration, innovation, and growth.



PROXIMITY TO FEDERAL RESEARCH POWERHOUSES

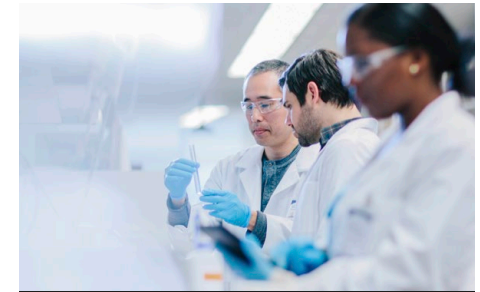
- Just 20 minutes from the National Renewable Energy Laboratory (NREL) in Golden, a leading institution in clean energy research and development.
- 15-minutes from the National Oceanic and Atmospheric Administration (NOAA) facilities in Boulder, a hub for environmental science and atmospheric research.



AEROSPACE AND QUANTUM COMPUTING HUB

The Denver-Boulder corridor is a rapidly growing hub for aerospace and quantum computing.

- Benefiting from the presence of major aerospace players like Lockheed Martin, Boeing, and BAE Systems. Colorado ranks #1 per capita in aerospace employment.
- Colorado secured a record \$22.8 billion in federal aerospace funding in 2024, demonstrating the region's commitment to and investment in technological advancement.
- Opportunity to capitalize on burgeoning quantum computing initiatives at local universities, research labs. The Denver-Boulder metro area is a leading quantum hub, with 54+ quantum companies supporting 1,500 jobs.
- Careers in quantum computing are projected to grow by 16% over the next five years.



UNMATCHED STEM TALENT POOL

- Located just 15-minutes from Boulder, home to the highest concentration of STEM talent in Colorado.
- Opportunity to tap into a workforce sought after by world-class technology companies like Apple, Google, Microsoft, and Amazon.
- Elevate Quantum, in partnership with IBM, aims to train 3,500 workers in quantum-related careers by 2030, further expanding the talent pool.

370 Interlocken's highly desirable location places it at the epicenter of innovation with access to a highly skilled workforce, cutting-edge research, and synergistic partnerships.

INDUSTRY LEADERS

BAE SYSTEMS

QUANTINUUM

LOCKHEED MARTIN

SIERRA
SPACE

Google

Raytheon

NORTHROP
GRUMMAN

atom
computing

AGC Biologics

Apple

Medtronic

BROADCOM

ColdQuanta

SCOUT
CLEAN ENERGY

novo nordisk



BROOMFIELD AND INTERLOCKEN BUSINESS PARK: A PREMIER BUSINESS DESTINATION

LOCATED WITHIN THE HIGHLY DESIRABLE INTERLOCKEN BUSINESS PARK IN BROOMFIELD, COLORADO, 370 INTERLOCKEN OFFERS A STRATEGIC ADVANTAGE FOR BUSINESSES.

Over the past two decades, Broomfield has established itself as a thriving hub for businesses seeking a productive environment and a high quality of life for their employees. The city's robust \$10.2 billion annual GDP demonstrates its economic resilience and consistent growth trajectory.

With a population of approximately 77,000, Broomfield consistently earns accolades as one of the best places to live in the United States, prized for its quality of life and business-friendly environment. This desirability is further reflected in its significant residential growth, with almost 1,000 new residential units currently under construction, representing a substantial 10% increase to the existing housing stock. This influx of new residents creates a growing talent pool for businesses within Interlocken Business Park while also bolstering the local economy.

Interlocken Business Park is a premier business address, home to a prestigious roster of Fortune 1000 and international corporations. Key tenants include Crocs, BAE Systems, Vail Resorts, Sierra Space, Oracle, Intermountain Healthcare, Partners Group, Viega, GoGo, and Broadcom. These established companies foster a dynamic and collaborative business ecosystem, making Interlocken a highly sought-after location.

370 Interlocken's location provides a compelling combination of strategic advantages: a thriving business environment, a skilled workforce, and a superior quality of life, positioning it as an ideal choice for businesses seeking long-term success.



BROOMFIELD AND INTERLOCKEN BUSINESS PARK: A PREMIER BUSINESS DESTINATION

REDTAIL RIDGE

Redtail Ridge

475 Acre | 2.15M SF | 20 miles of trails
Purpose-built R&D, bio-manufacturing, life sciences, retail, and industrial facilities
AdventHealth Avista Hospital

 University of Colorado **Boulder**

Boulder

15-minute drive
University of Colorado Boulder
±40,000 students

FLATIRON
Crossing®

HiFi at Flatiron Crossing

25-acre mixed-use outdoor hub
65,000 SF of dining, entertainment & retail
Phased openings set to begin in early 2027

Flatiron Crossing Mall

1,393,000 total sf | 200+ stores

Hunter Douglas Business Park

Broomfield Town Square Redevelopment

2025 construction commencement

Broomfield Tech Center

OMNI INTERLOCKEN



INTERLOCKEN
GOLF CLUB

ORACLE

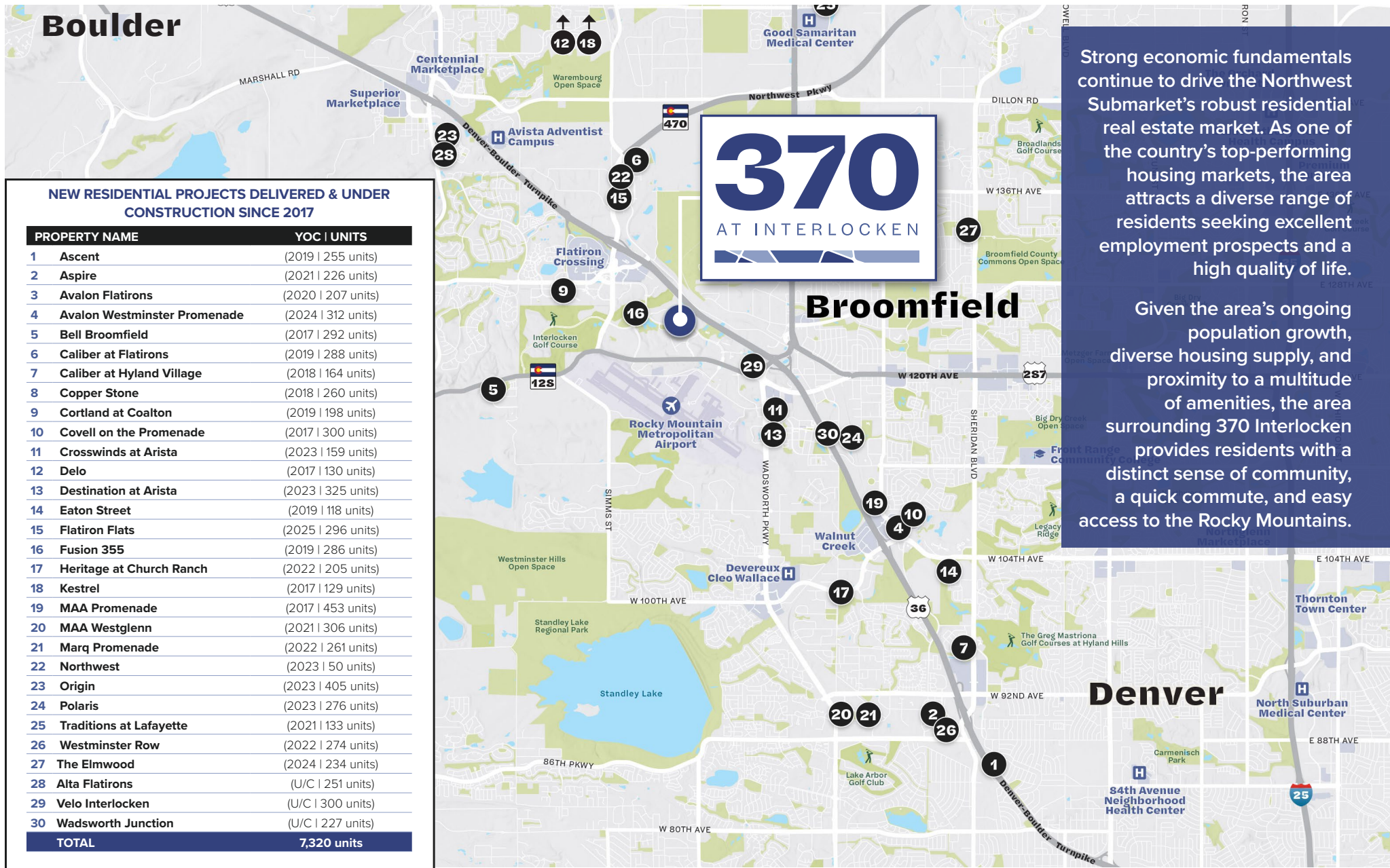
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AT INTERLOCKEN

East Interlocken
Disc Golf Course



DENVER BOULDER TURNPIKE

RESIDENTIAL DENSIFICATION OF THE NORTHWEST SUBMARKET



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AT INTERLOCKEN

370 Interlocken fosters a "live-work-play" environment, with convenient access to some of the Metro's most in-demand multifamily and single-family neighborhoods, upscale retail, neighborhood shopping, and numerous recreational amenities.

THE POTENTIAL FOR INCREASED OCCUPANCY AND RENTAL RATE GROWTH, ALONGSIDE THE OPPORTUNITY TO ACQUIRE THE BUILDING AT A FAVORABLE BASIS AND EFFECTIVELY ENHANCE THE EXISTING AMENITIES, **MAKES 370 INTERLOCKEN A RARE OPPORTUNITY TO OWN A RELEVANT ASSET IN A PRIME LOCATION.**



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