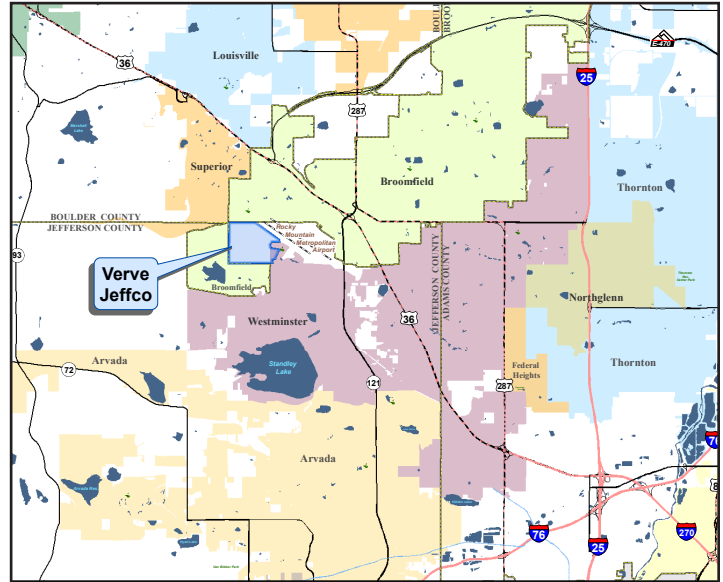


VERVE INNOVATION PARK JEFFERSON COUNTY, CO

INFORMATION SHEET

CORPORATE ECONOMIC DEVELOPMENT



GENERAL SITE INFORMATION

Location	NWC 112th & Simms Street, Broomfield, CO 80021
Owner	Joint venture with Jefferson County and Urban Frontier, LLC
Size	Total development is 611 acres. Multiple parcels available. Approximately 123 acres in the Aviation Industry section, and several 20-40 acre lots in the non-aviation section.
Zoning	ODP. Zoned for Mixed-Use with defined development sections, including commercial, office, light industrial and aviation
Asking Price	Negotiable
Highway Access	2.5 miles to US 36, ~12 miles to I-25, I-270, and I-76 interchanges. The new four-lane Jefferson Parkway will go through the NW portion of the site
Air Access	36 miles to Denver International Airport
Rail Access	No

UTILITY INFORMATION

Electric Power	Xcel Energy. Two 13.2 kV lines are adjacent. Both with 15 MW capacity available. Simms Substation is located adjacent to the southwest corner of this development. A 230Kv line serves the substation.
Natural Gas	Xcel Energy. 6" IP Main, and 20" HP Main. 6" IP Main has 50+ MSCFH capacity at 90+ psig available pressure. 20" HP Main has 150+ MSCFH capacity at 200+ psig available pressure.
Water	Water will be provided by Jefferson County or Broomfield Water. Several 12 inch and 16 inch lines are planned for the park and lines are already in place in adjacent park roads.
Sewer	Provided by Broomfield Water. 10 inch, 12 inch, and 16 inch gravity lines are planned for the park, and lines already in place in the adjacent park roads.
Storm Water	A stormwater masterplan, with multiple regional water quality and detention ponds within the development, is designed to provide the park's treatment and detention for the tributary areas.
Telecom/Fiber	Zayo Group. Dark fiber along CO 128. Additional laterals under construction. Fiber surrounds Rocky Mountain Airport which could provide diversity to the site.

VERVE INNOVATION PARK

SITE DUE DILIGENCE DOCUMENTATION AVAILABLE (REPORTS AND DETAIL AVAILABLE)

Title Commitment	<input checked="" type="checkbox"/>	Archeological and Historic Use Assessments	<i>Not required</i>
Aerial Site Views and Maps	<input checked="" type="checkbox"/>	Park Covenants and Restrictions	
Park Master Plan	<input checked="" type="checkbox"/>	Transportation Access Maps	<input checked="" type="checkbox"/>
Utility Service Maps	<input checked="" type="checkbox"/>	Geotechnical Study / Soil Survey	<input checked="" type="checkbox"/>
Site Dimensions and Configuration	<input checked="" type="checkbox"/>	FEMA Flood Plain Designation with map	<input checked="" type="checkbox"/>
Wetlands Delineation and Map	<input checked="" type="checkbox"/>	Air Attainment Status	<input checked="" type="checkbox"/>
Phase 1 Environmental Assessment	<input checked="" type="checkbox"/>	Endangered Species Assessment	<i>Not required</i>

GENERAL COMMUNITY INFORMATION

Community Profile and Demographics	<input checked="" type="checkbox"/>	Letters of Support	<input checked="" type="checkbox"/>
State and Local Incentives Overview	<input checked="" type="checkbox"/>	Business and Industrial Support Services and Amenities Profile	<input checked="" type="checkbox"/>

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