

FIVE POINT LIFE CENTER

BROOMFIELD, COLORADO

INSTITUTIONAL OFFICE CAMPUS
LEASING OPPORTUNITY



5 POINT
LIFE CENTER

LOKATION®
REAL ESTATE

791,901 RSF AVAILABLE
MULTI-TENANT & LARGE BLOCK OPPORTUNITY

4-BUILDING CAMPUS | 791,901 SF | 45.78 ACRES | 3,085 PARKING SPACES

OFFERING SUMMARY

AVAILABLE RSF

791,901 SF

PROPERTY TYPE

Class A Office

LOT SIZE

45.78 Acres

PARKING

3,085 Spaces



1025 ELDORADO BLVD, BROOMFIELD, CO

OFFERING SUMMARY

PROPERTY DETAILS

Address	1025 Eldorado Blvd., Broomfield, CO 80021
Property Type	Office
Property Subtype	Class A Office Campus
Building Size (RSF)	791,901 SF
Typical Floor Size	±43,995 – 48,062 SF
Stories	Four (4)
Land Size	45.78 Acres
Parking	3,085 Spaces (4.0 per 1,000 SF)
Year Built	1999 – 2001
Building Class	Class A
Zoning	Planned Unit Development (PUD)
Availability	For Lease – Partial Campus Availability with Multi-Tenant and Large Block Opportunities

Additional Campus Features:

Buildings 2, 3, and 4 include subterranean tunnel sections, providing additional connectivity and utility between portions of the campus.

1025 ELDORADO BLVD, BROOMFIELD, CO

SUBJECT
PROPERTY

Indiana St

Google

INVESTMENT HIGHLIGHTS



SCALE AND FLEXIBILITY FOR MULTIPLE USERS

791,901 SF campus | Multi-tenant capability

The property consists of four buildings totaling 791,901 SF, including three large buildings each exceeding 200,000 SF and a central 85,167 SF amenity building. Buildings 1, 3, and 4 feature efficient mirrored floorplates, with each wing designed as a reflection of the other, creating highly functional and repeatable layouts that support flexible demising and efficient space planning. The building separation and adaptable configurations allow for both single-tenant occupancy and multi-tenant leasing while maintaining operational independence across the campus.



AMENITY-DRIVEN CAMPUS ENVIRONMENT

Fitness center | Cafeteria | Walkable campus setting

The Campus offers a full-service amenity environment designed to enhance the tenant and employee experience, featuring a fitness center with full locker rooms, a cafeteria, café pop-up, outdoor seating areas, and interconnected walkways throughout the property. These on-site conveniences promote productivity, employee wellness, and workplace satisfaction while providing companies with a professional corporate campus setting that can help attract and retain top talent.

LOCATION MAP

FORT COLLINS

🚗 55-70 min (60 miles)

SUBJECT PROPERTY

BROOMFIELD, CO

BOULDER

🚗 15-20 min (10 miles)

WESTMINSTER

🚗 10-15 min (6 miles)

THORNTON

🚗 20-25 min (15 miles)

GOLDEN

🚗 25-35 min (18 miles)

DENVER

🚗 20-30 min (20 miles)

1025 ELDORADO BLVD, BROOMFIELD, CO

AERIAL VIEW

128

GOLF COURSE

PARTNERS
GROUP

GOLF COURSE

GOLF COURSE

GOLF COURSE



SAFEWAY

Coalton Rd



SITE PLAN

BUILDING 6000
GENERATOR BUILDING

PARKING
GARAGE

PARKING
GARAGE

4000

3000

2000

1000

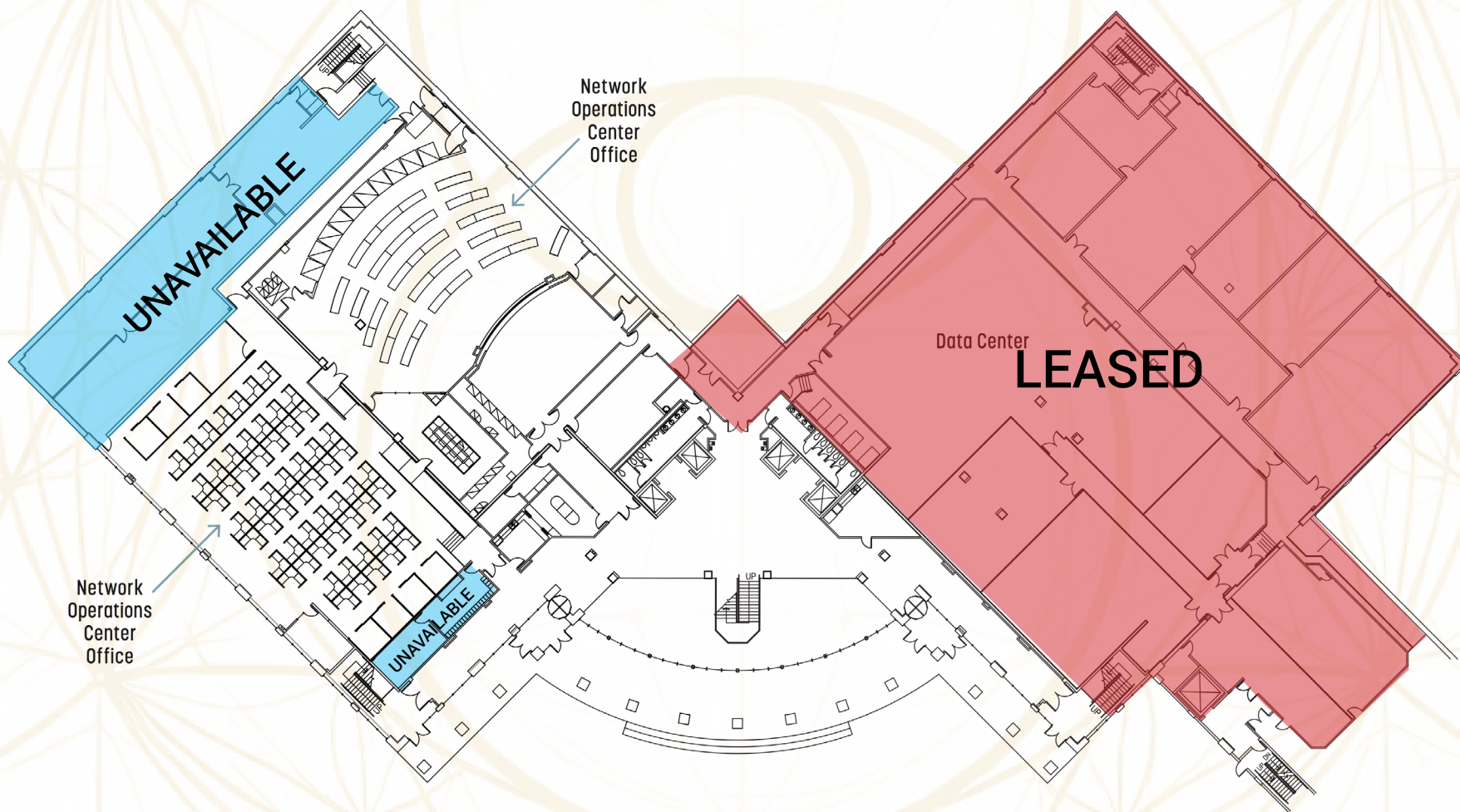
ELDORADO BLVD

OUTDOOR PAVILION
& BASKETBALL COURT

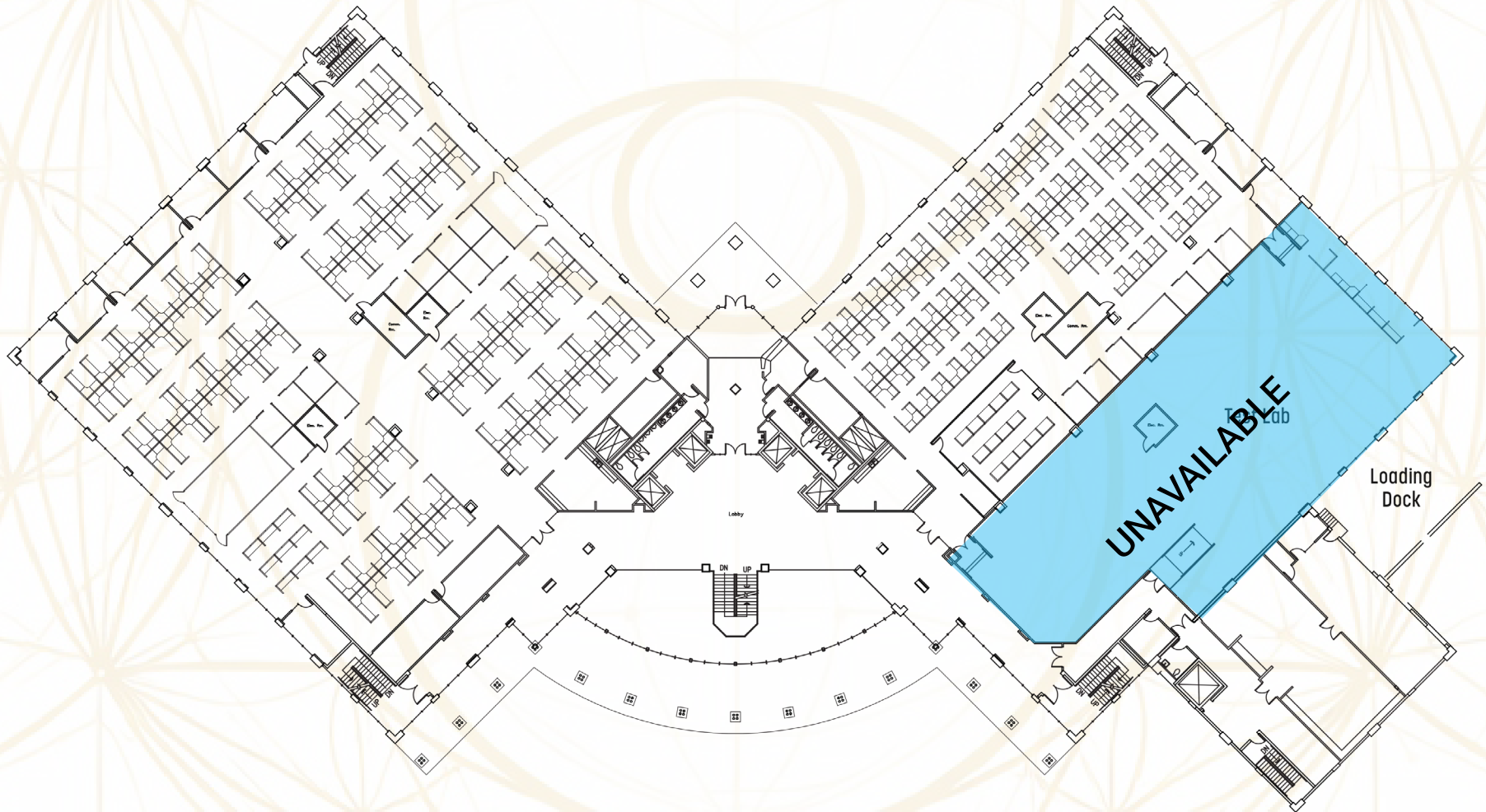
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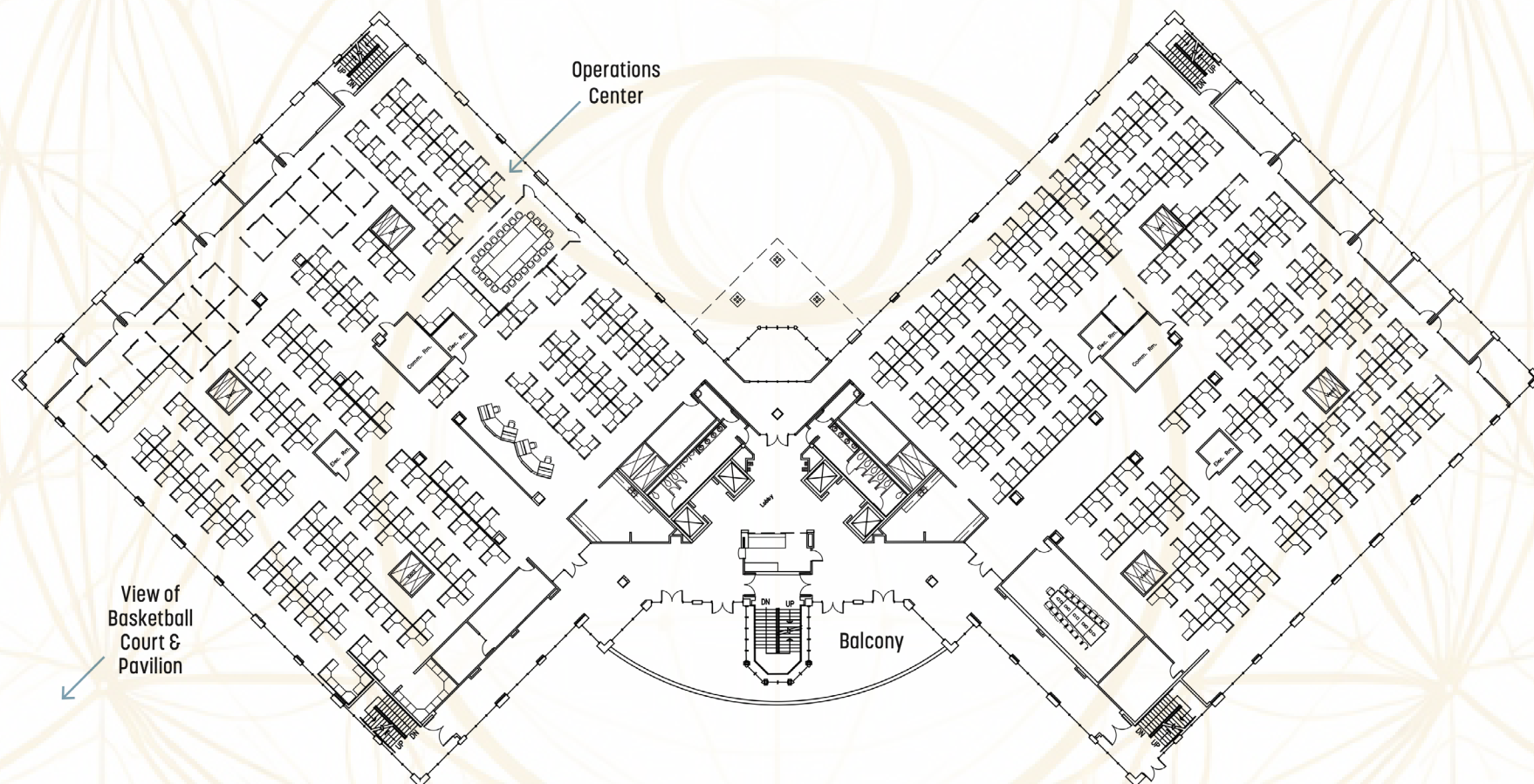
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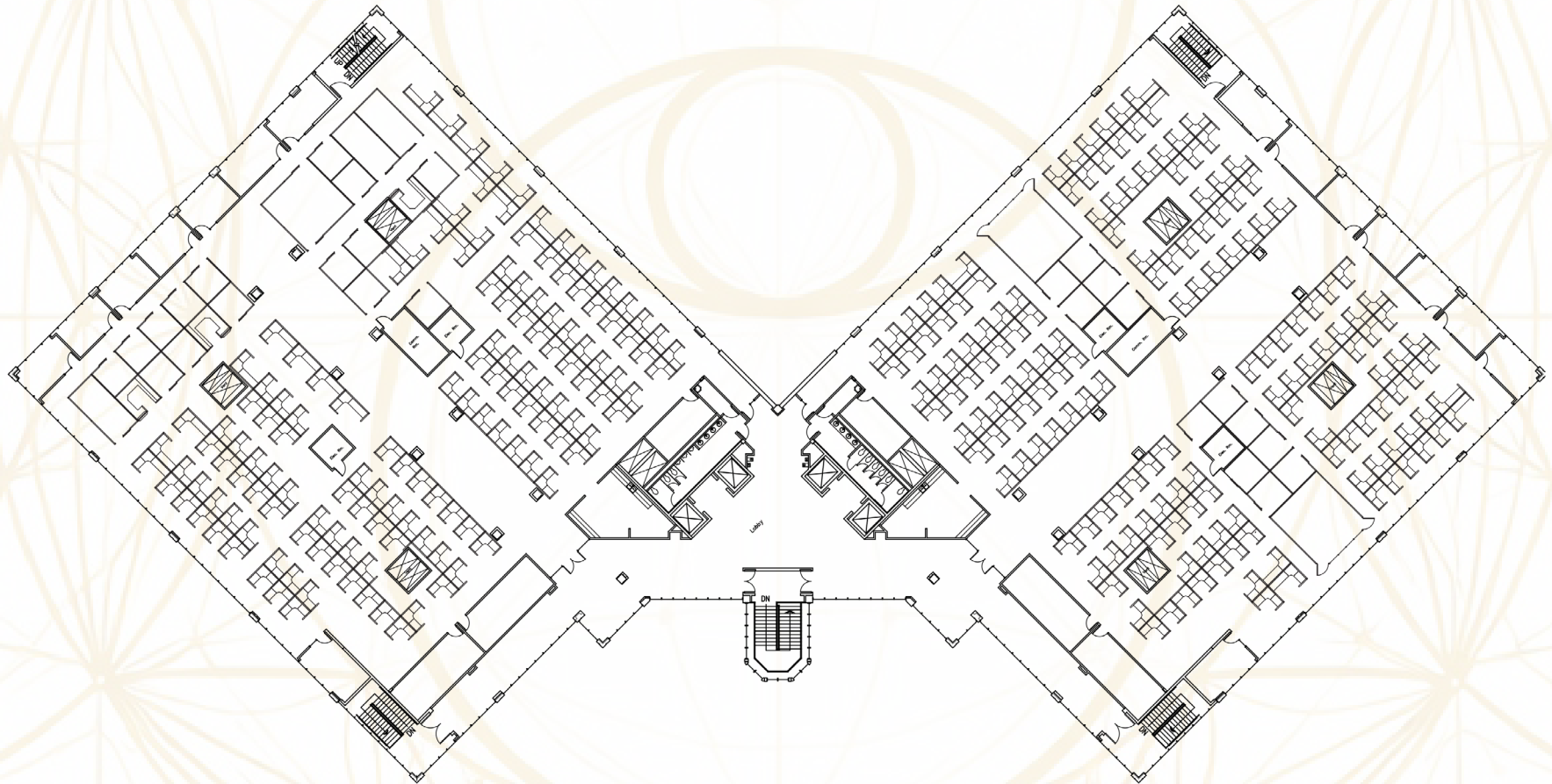
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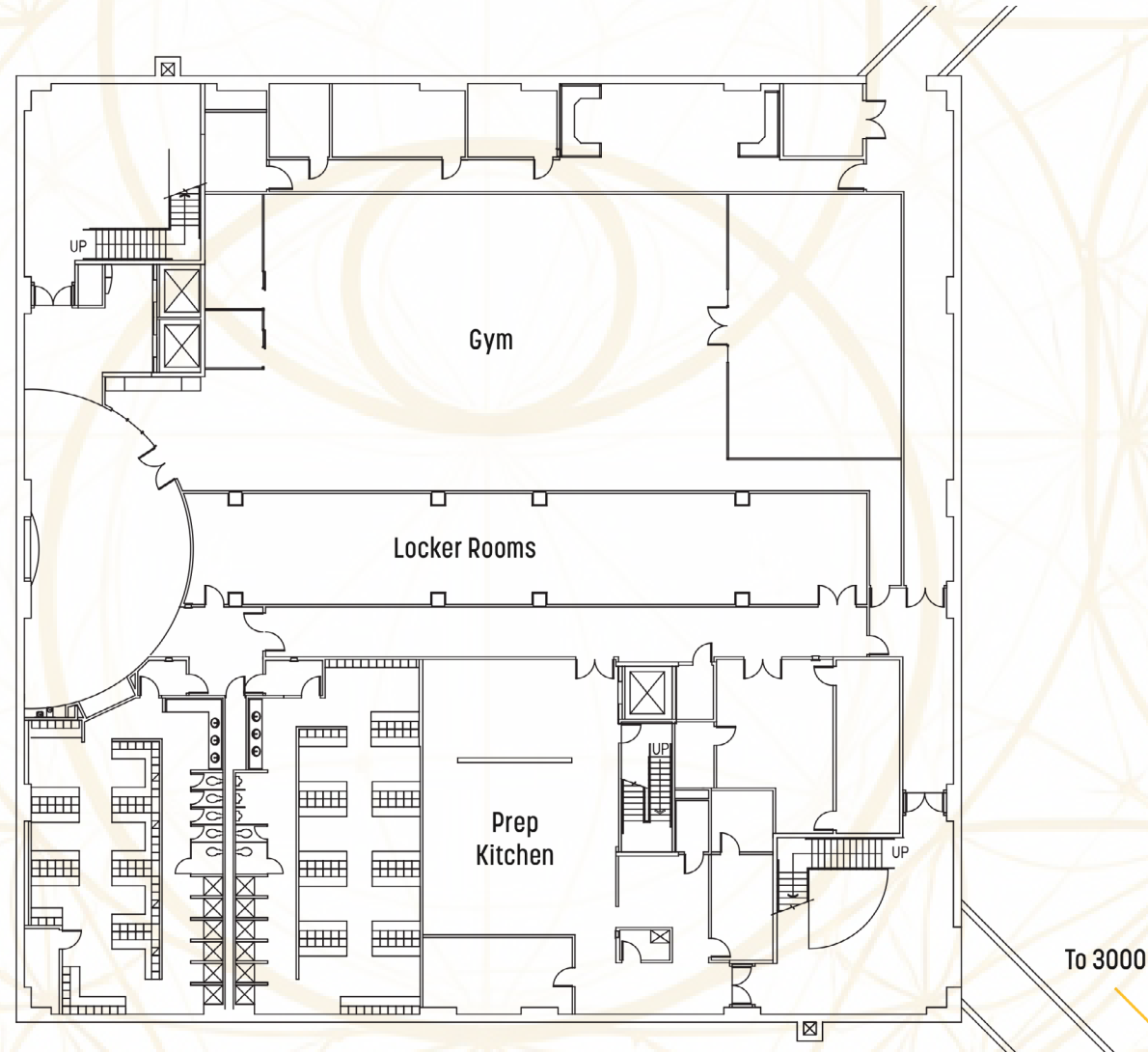
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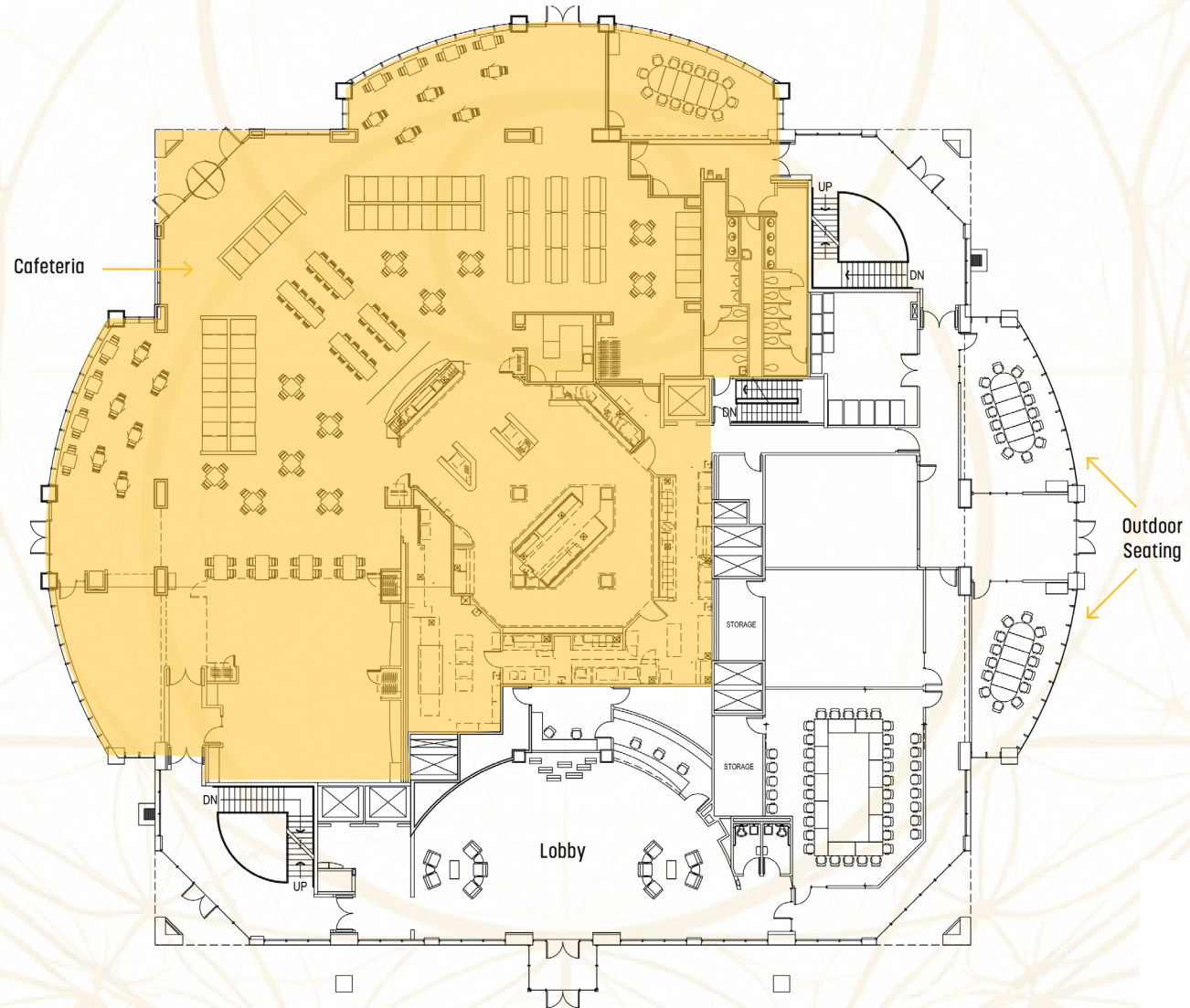
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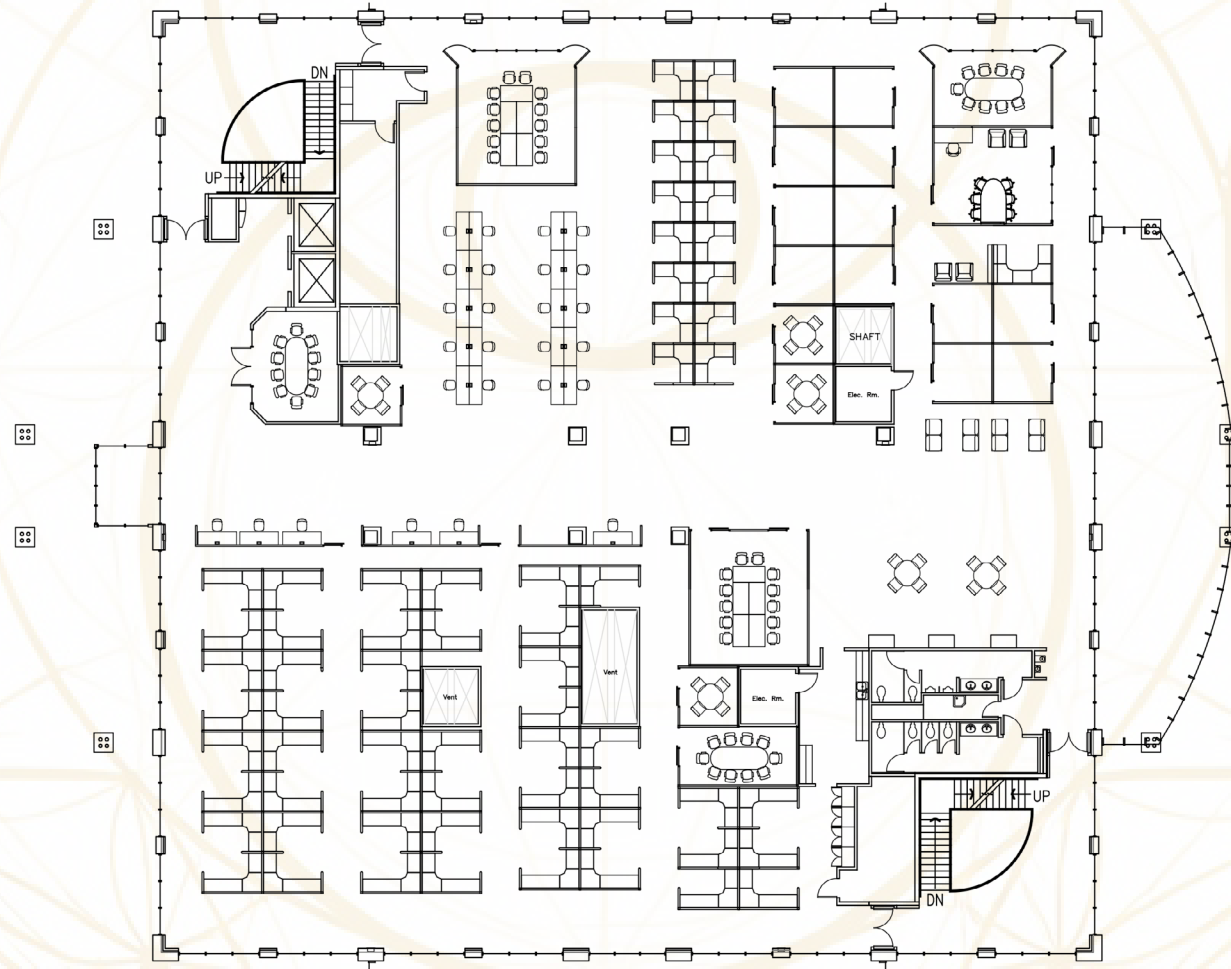
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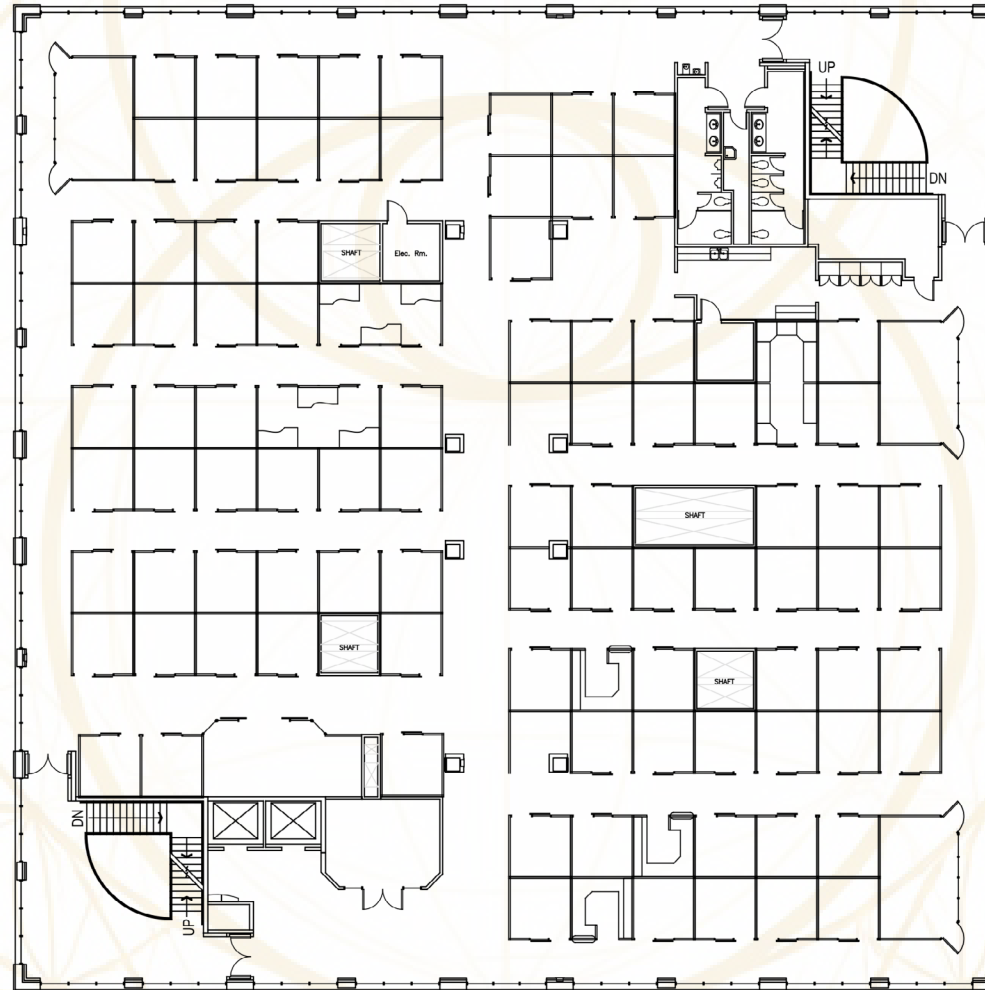
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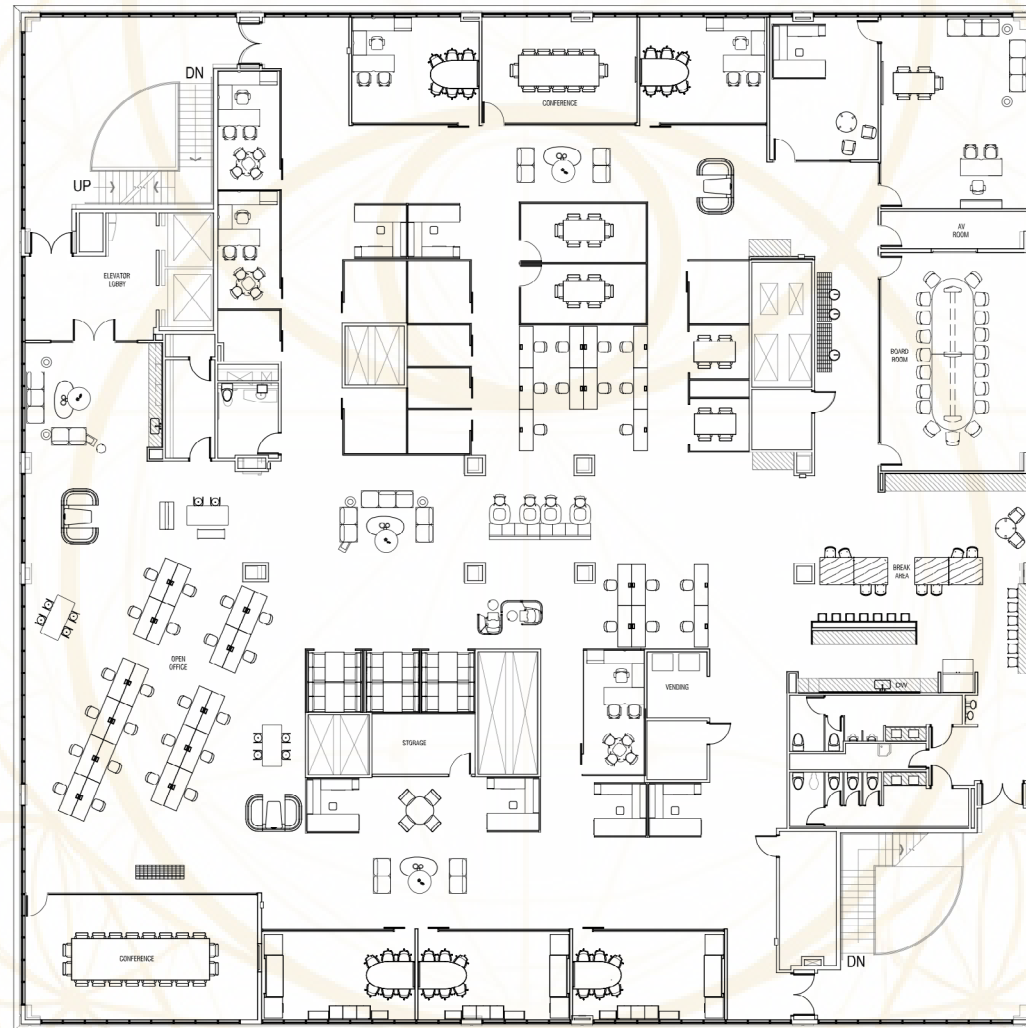
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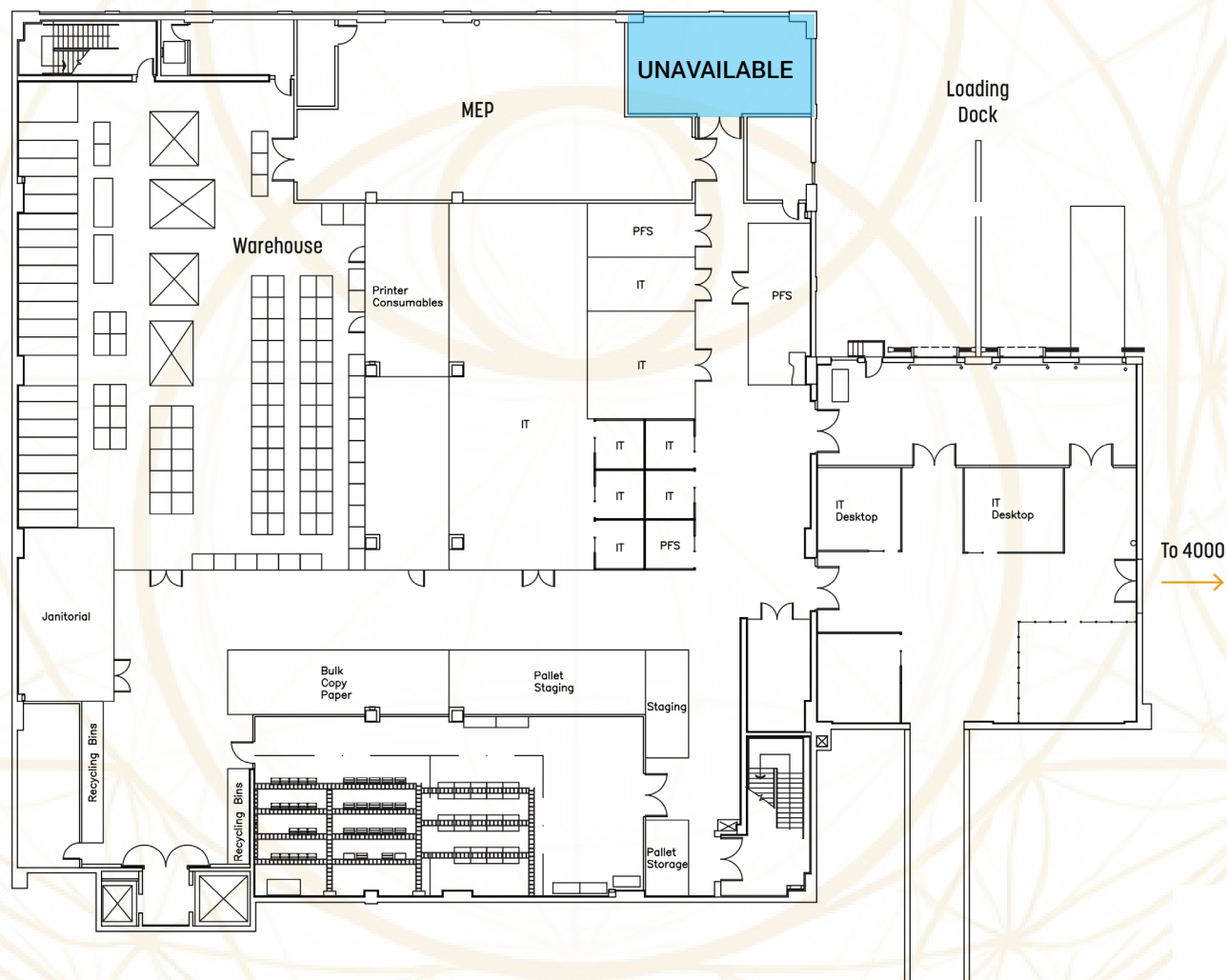
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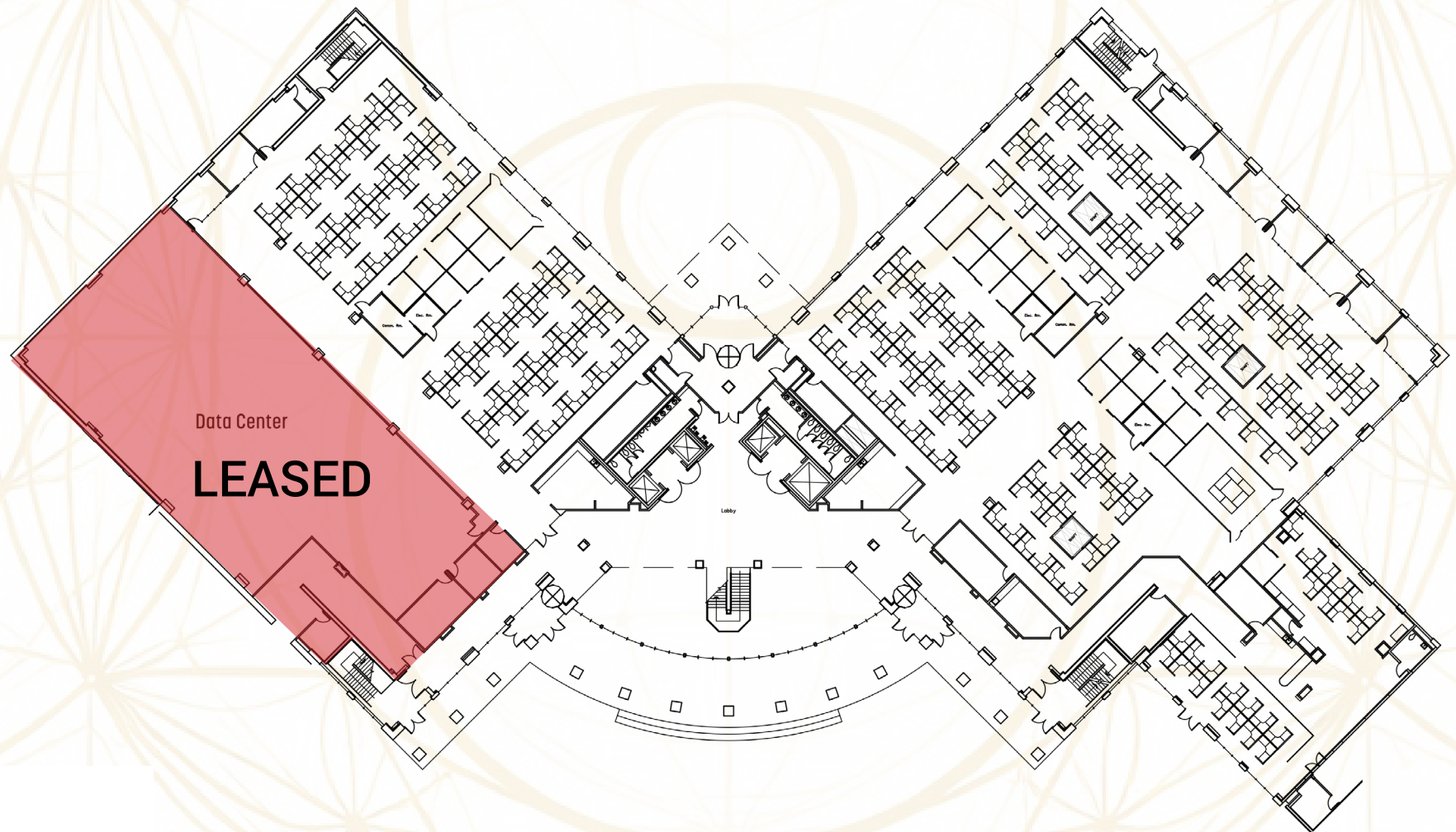
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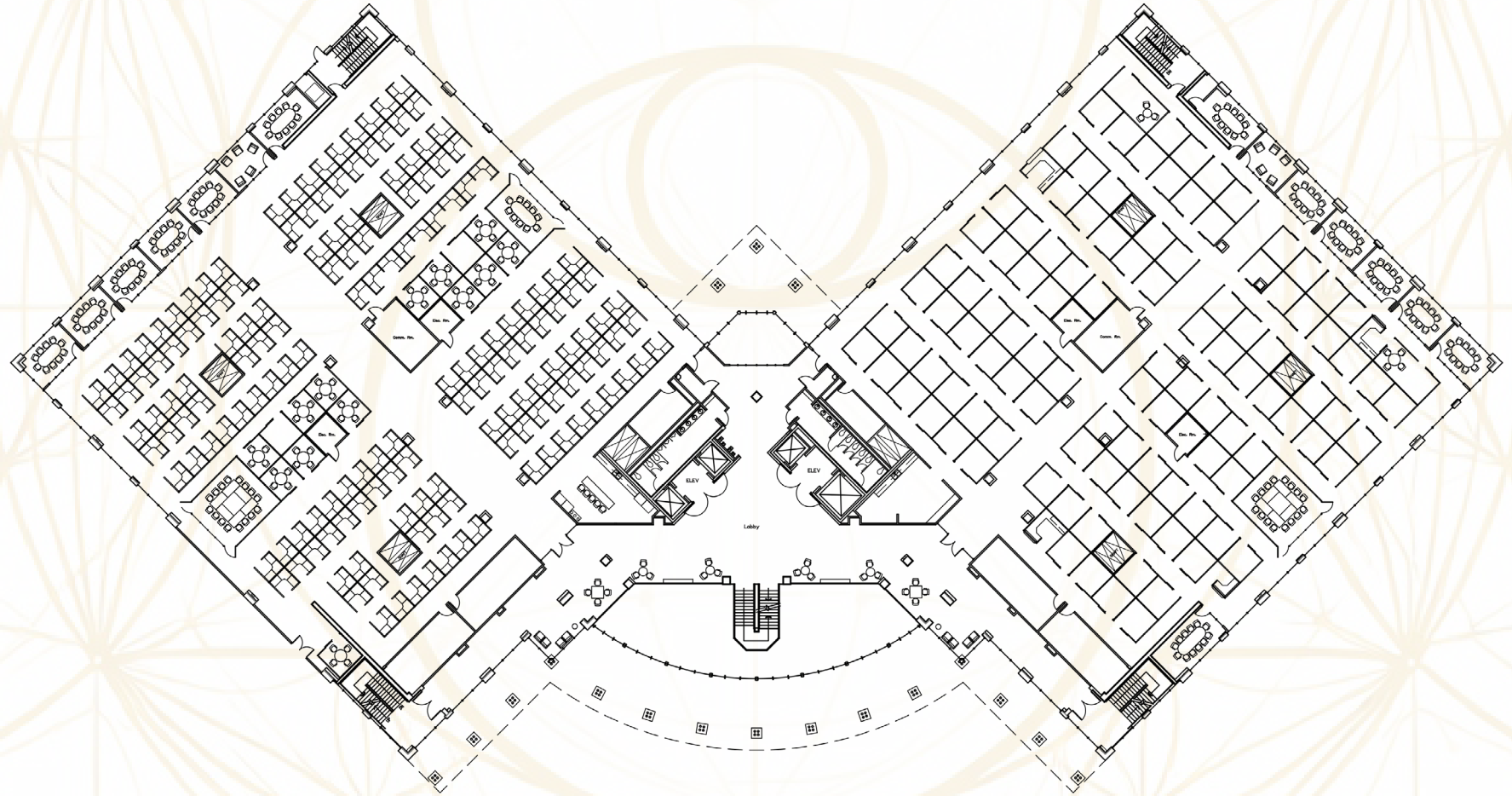
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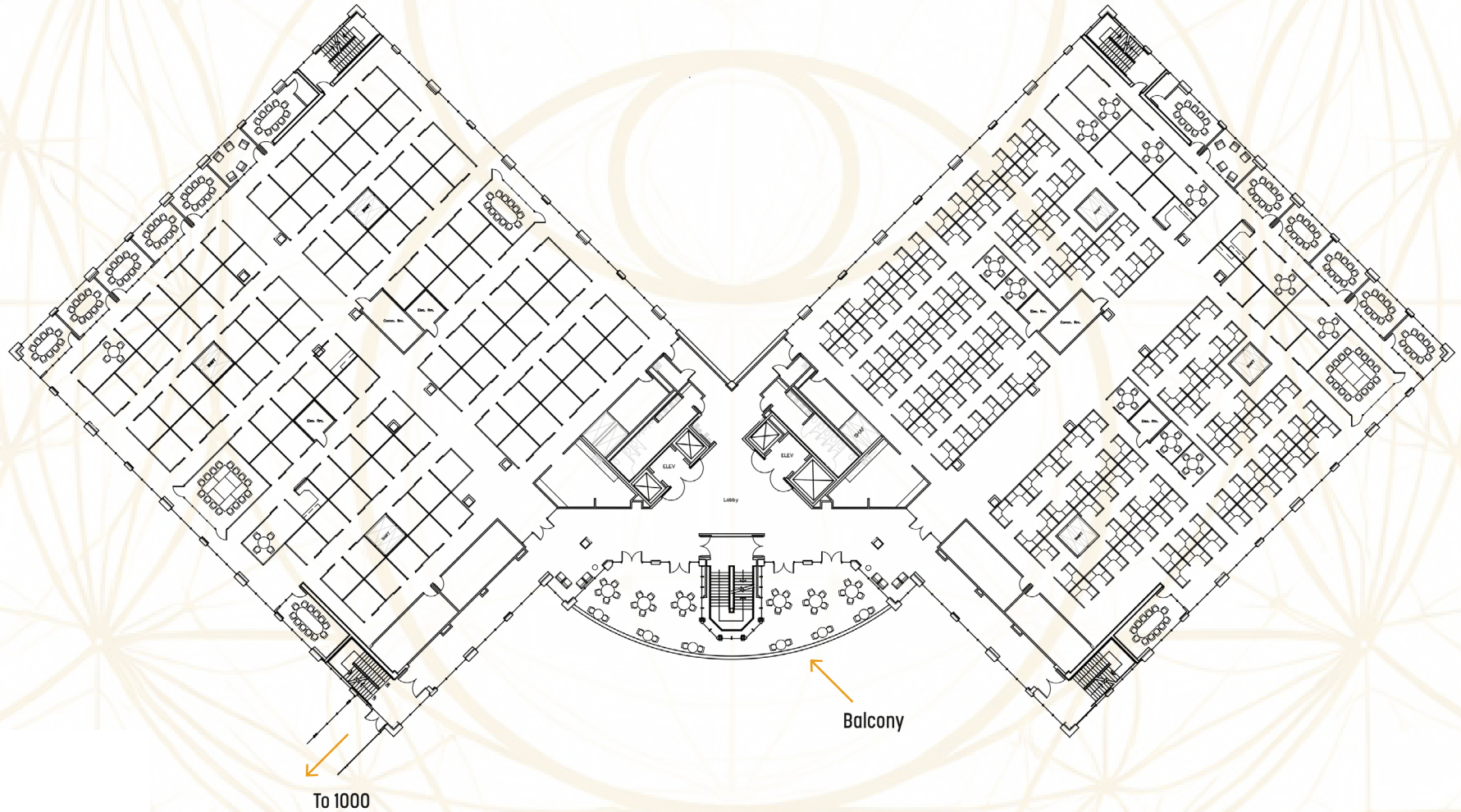
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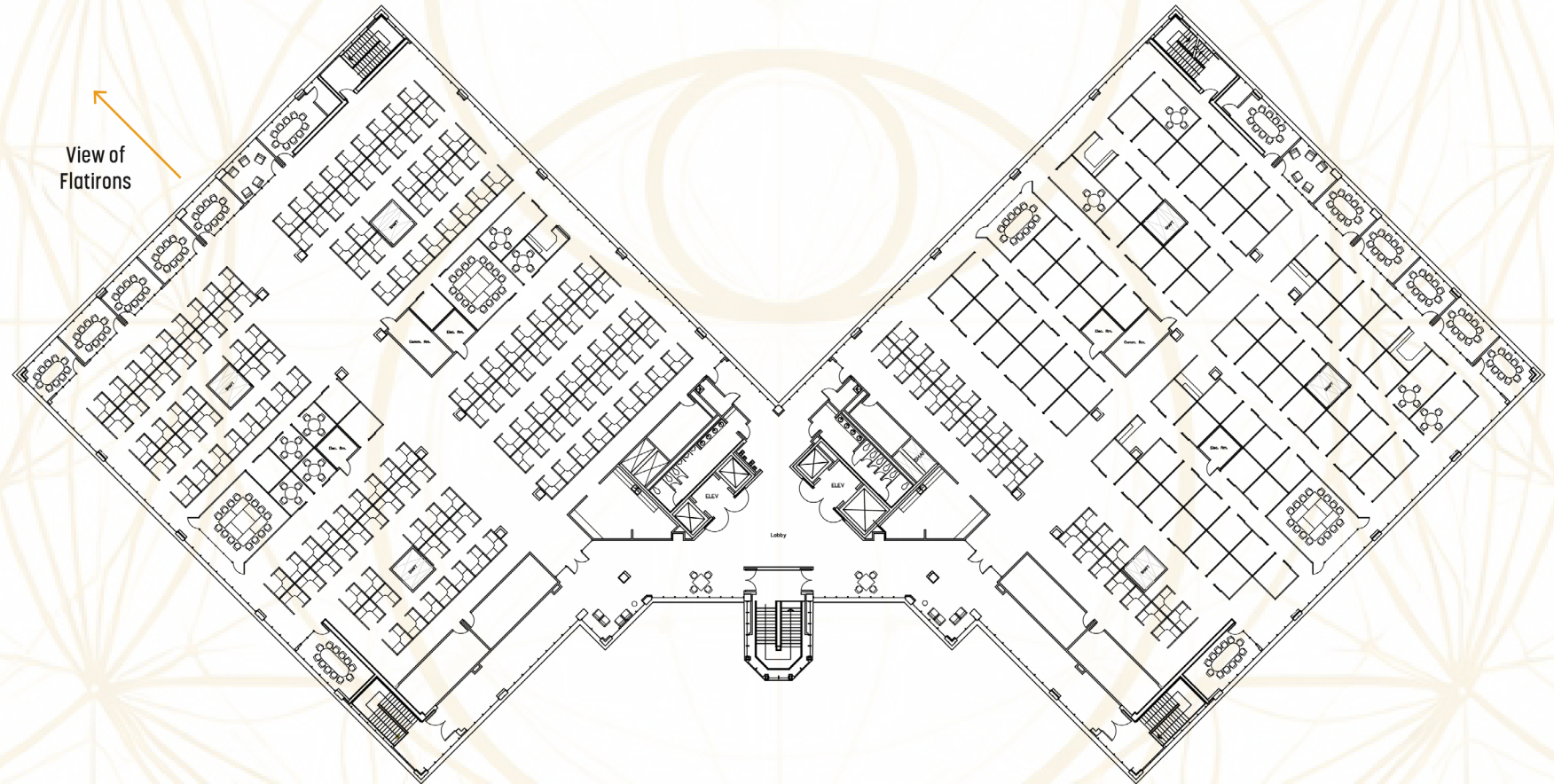
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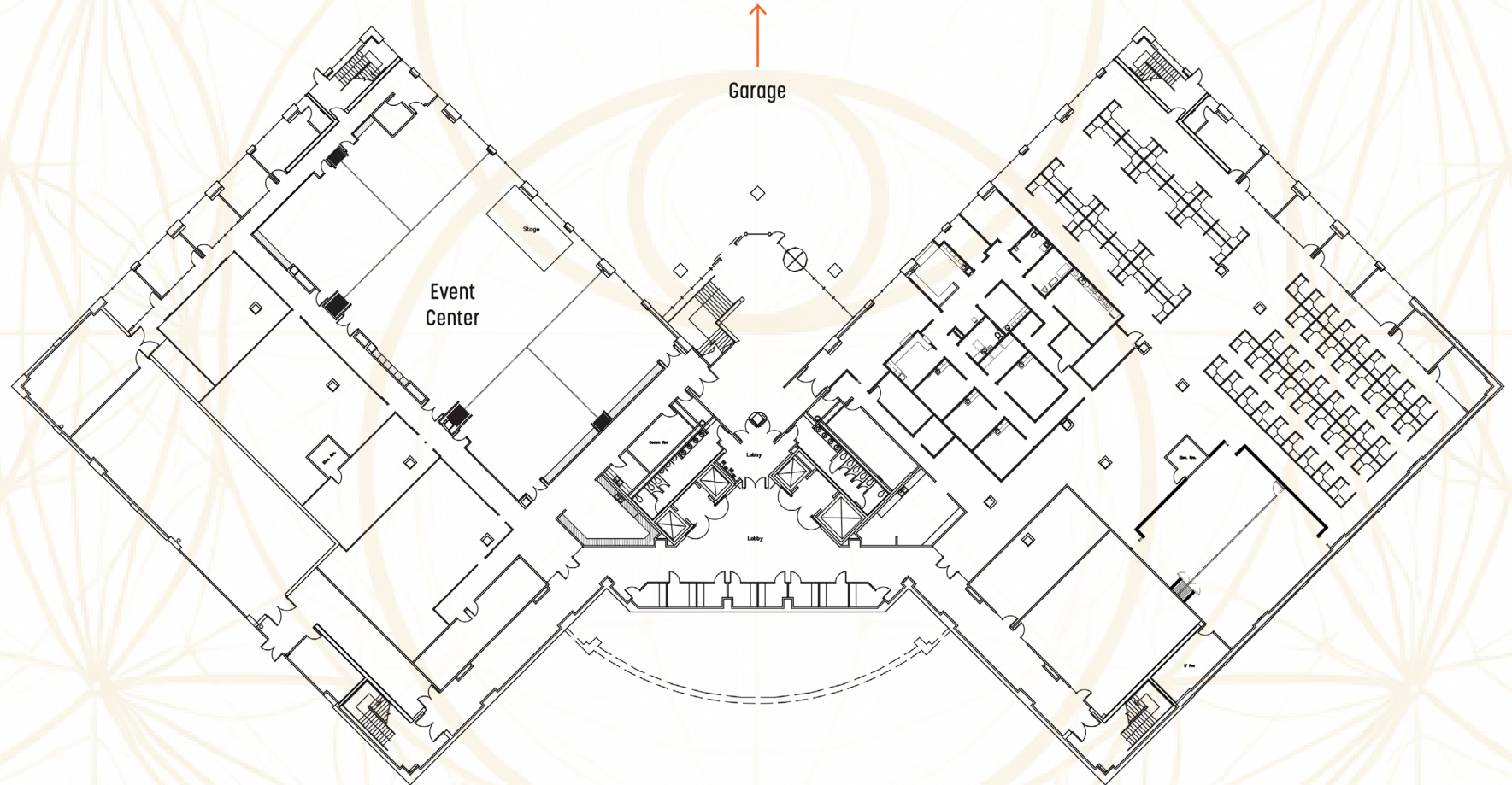
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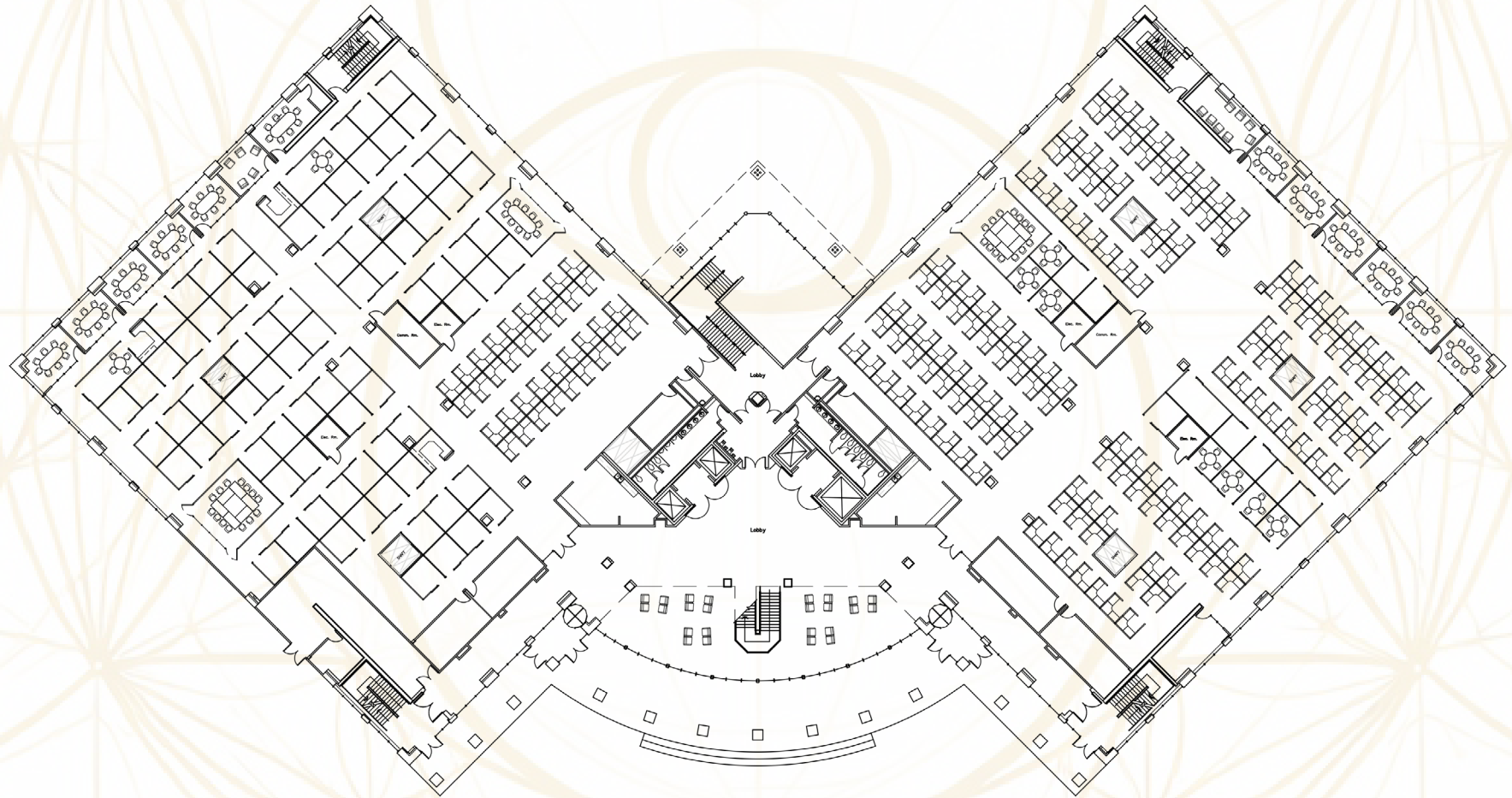
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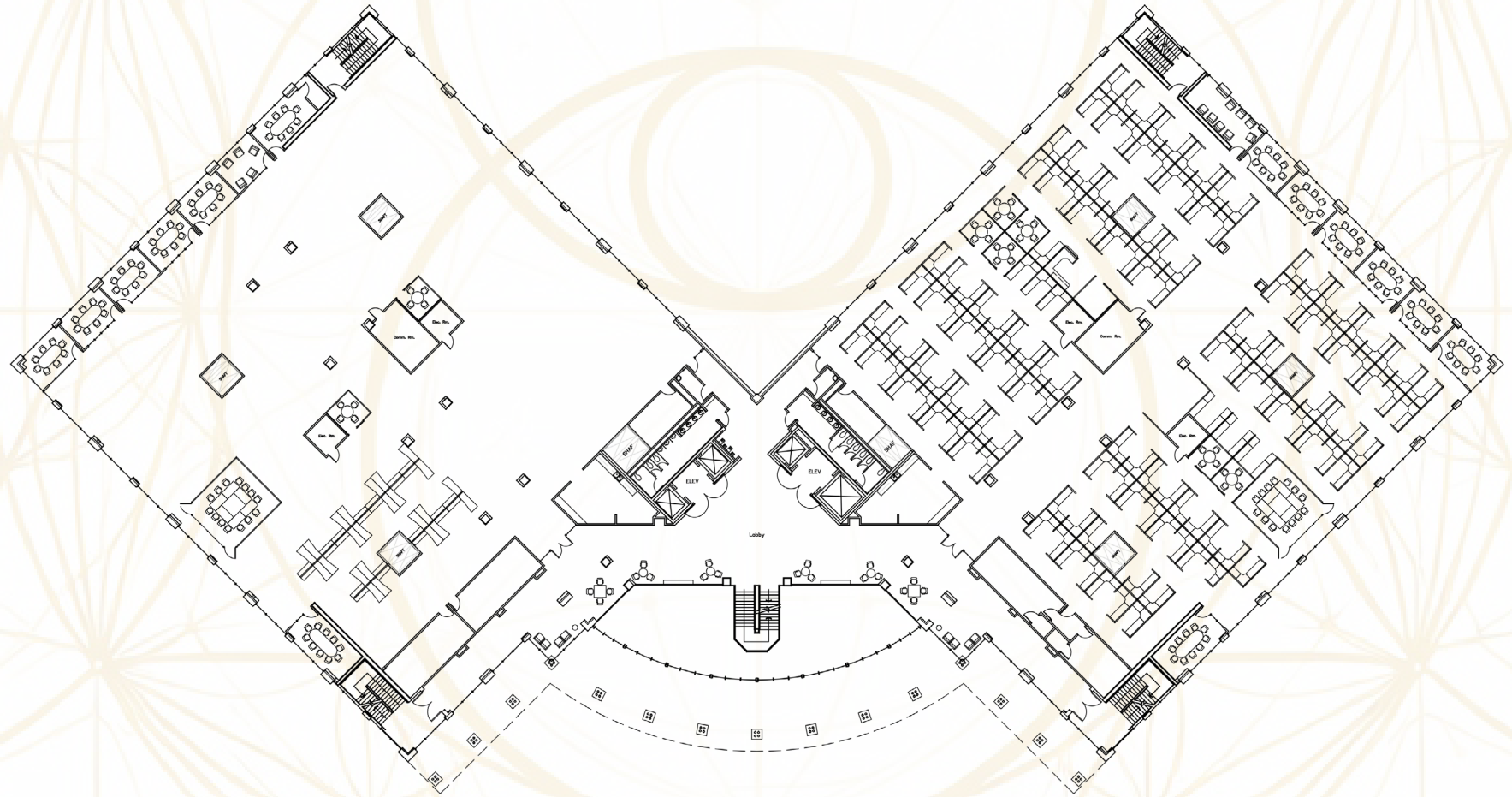
LOWER LEVEL - 3000 BUILDING



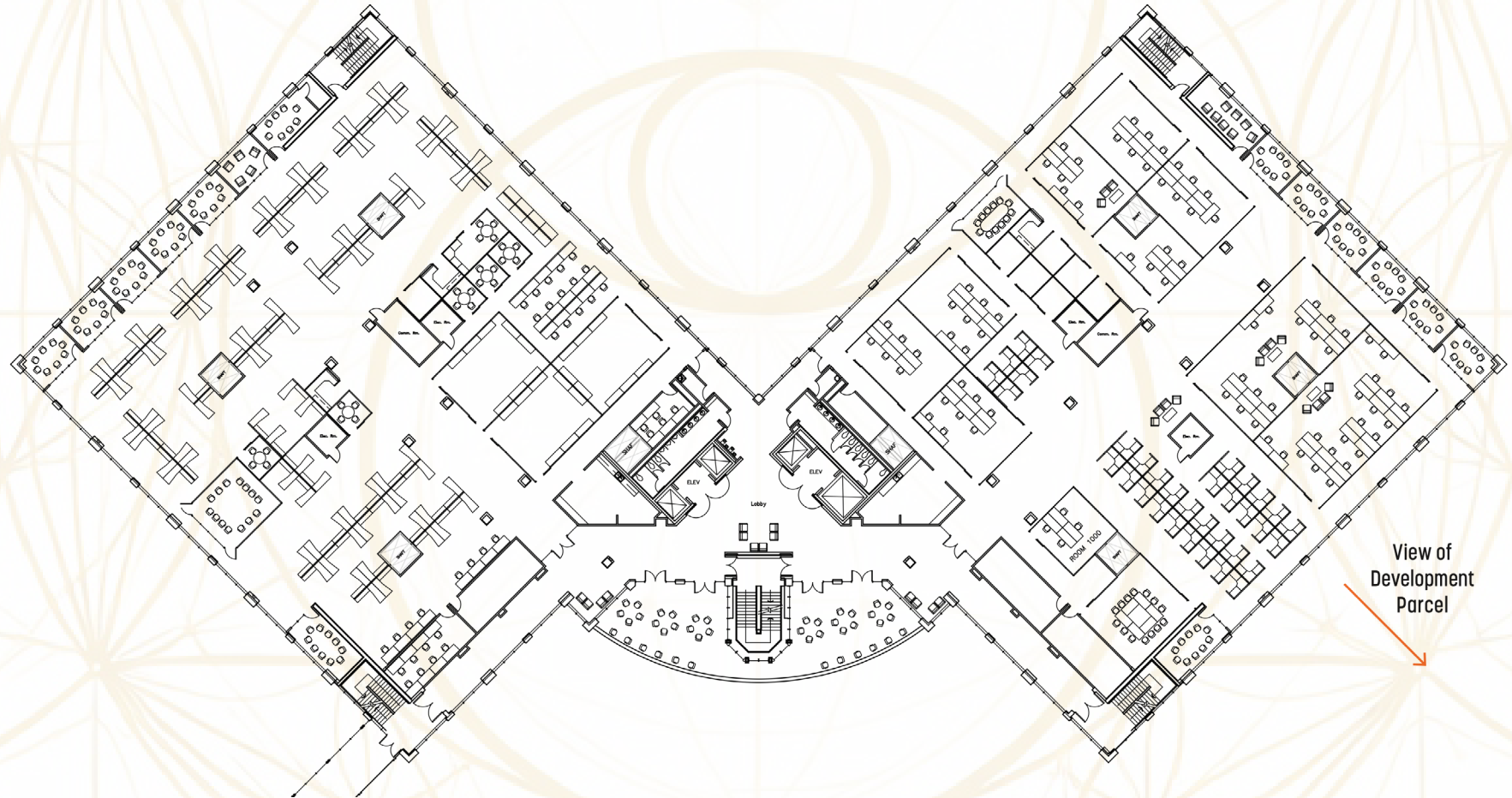
1ST FLOOR - 4000 BUILDING



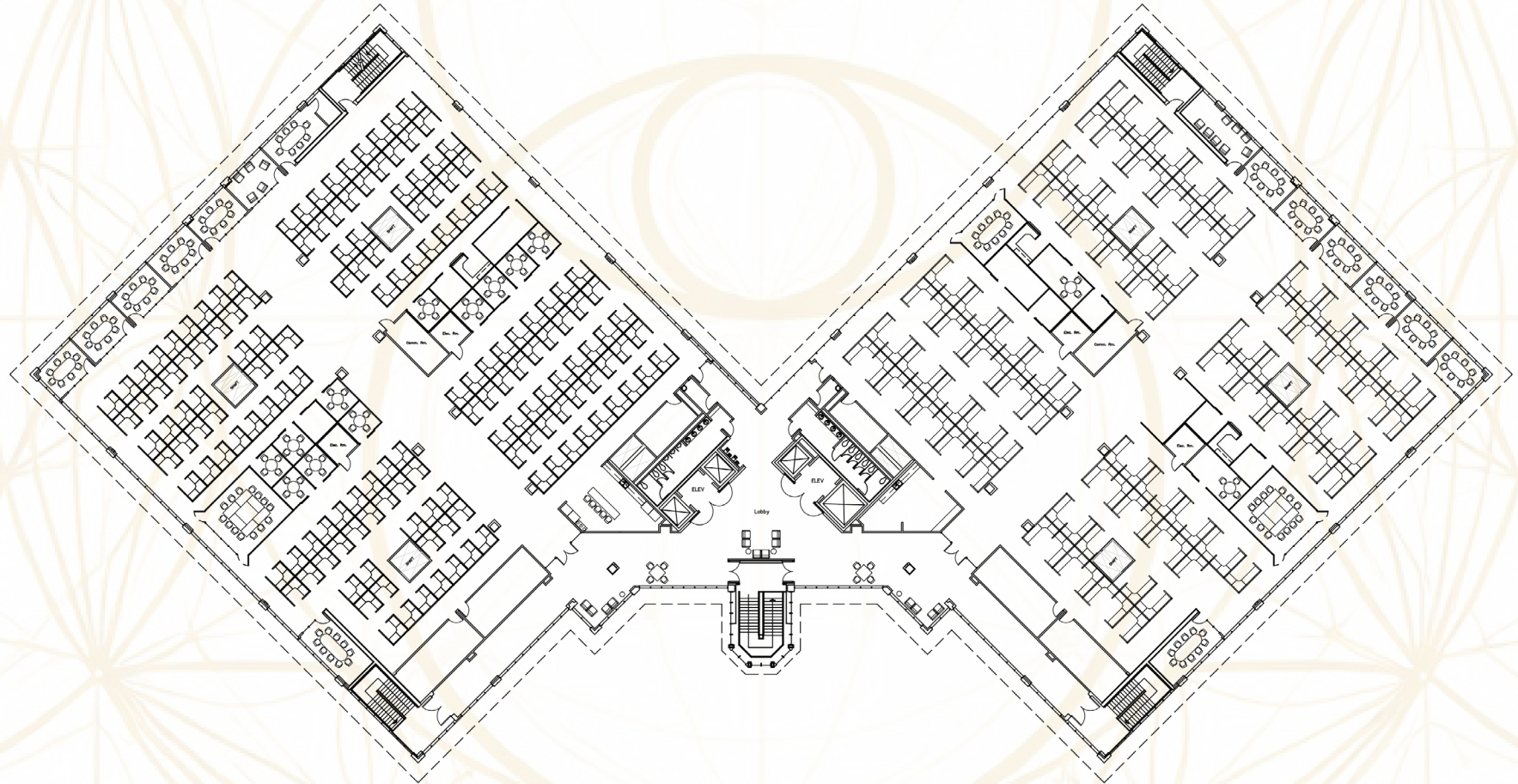
2ND FLOOR - 4000 BUILDING



3RD FLOOR - 4000 BUILDING



4TH FLOOR - 4000 BUILDING



PROPERTY PHOTO



1625 ELBORADO BLVD, BROOMFIELD, CO

PROPERTY PHOTO

1025 ELDORADO BLVD, BROOMFIELD, CO



PROPERTY PHOTO



PROPERTY PHOTO



PROPERTY PHOTO



1025 ELDORADO BLVD, BROOMFIELD, CO

PROPERTY PHOTO



TENANT OVERVIEW



791,901 SF
OFFICE CAMPUS



4
BUILDINGS



1999–2001
YEAR BUILT

OCCUPANCY OVERVIEW

Current Occupancy 20%

Tenant Status Vacant – Available for Lease

Leasing Opportunity Full-campus, single-tenant, or multi-tenant configurations

Target Tenants Corporate office, technology, life science, R&D, quantum computing, clean energy, AI education/workforce training, trade schools, and professional services users

Use Flexibility Office | R&D | Corporate HQ | Laboratory | Light Manufacturing | Distribution | Flex Office | Retail | Hospitality | Fitness | Restaurant | Supporting Amenities

Geography Broomfield, Colorado | Denver–Boulder Corridor

Operating Model Flexible Multi-Building Campus Designed to Accommodate Single or Multiple Occupants

Leasing Strategy Multi-Floor, or Suite-Level Leasing Opportunities Available

CLASS A OFFICE CAMPUS FOR LEASE

BROOMFIELD, COLORADO



5 POINT
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