

# CirclePoint Corporate Center

Westminster, Colorado



CirclePoint Corporate Center, Westminster, Colorado

## Prime Office Space Developed in Prominent Location

Located on U.S. Highway 36 in Westminster, Colorado, CirclePoint Corporate Center is a prestigious office development in the Denver Metropolitan area. As the original owner of the real estate, the City of Westminster selected Catellus because of its demonstrated success with high-profile, public/private projects. Through a combined effort with the city, Catellus created an office park centered on three acres that now comprises more than 275,000 square feet of office space. The site is entitled for an additional one million square feet of Class A office space, a provision ensuring future expansion opportunities.

### Project Summary

- Public/Private partnership with the City of Westminster
- Master-planned as part of the City of Westminster park system and the Promenade retail development
- Utilizes tax-exempt bond financing for infrastructure construction
- Three-acre park at development center with connections to area jogging trails
- Commuter rail station is planned within walking distance
- Nearby championship golf course, retail and child care facilities

Catellus secured the entitlements to build nearly 1.3 million square feet of Class A office space. Buildings were designed to service three different office-user segments, including high-end corporate, low-rise/cost sensitive and campus users.

## About Catellus

Catellus is a master developer focused on creating some of the most innovative and sustainable mixed-use developments in the nation.

Catellus has 25 years experience transforming former brownfields, military land and airports into developments that include retail, commercial, residential and other public uses. Catellus delivers on all aspects of a project, including site planning, entitlements, public financing and sustainable design.

As a ProLogis company, Catellus is uniquely positioned to deliver on the nation's increasing demand for well-planned, mixed-use developments.



CATELLUS™

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Turning Vision Into Reality

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The development meets the needs of each user in addition to incorporating neighboring amenities such as the Promenade and the City of Westminster park system. The Promenade is a retail development that contains 100,000 square feet of restaurants, a 24-screen AMC movie theater, an ice arena and a 369-room Westin Hotel with a 35,000 square foot conference room.

## Financial Structure

The City of Westminster sought a visually appealing development at its gateway and took steps to ensure development success by providing financial support. Along with partnering with Catellus on the development's master plan, the city created a \$12 million Metro District to fund the infrastructure. Catellus arranged for more than \$30 million in loans for the construction of the site's first two office buildings.



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U.S. Highway 36 connecting Denver and Boulder

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