



Catalyst

Located in one of the most desirable locations in Boulder, this 3-building life science campus has undergone a significant repositioning, converting to a Class A Creative Life Science Campus that accomodates users between 5,000 sf to 37,000 sf.



Modern life science infrastructure with move-in ready suites available



Loading capabilities at all three buildings



Redundant power with individual building backup generators

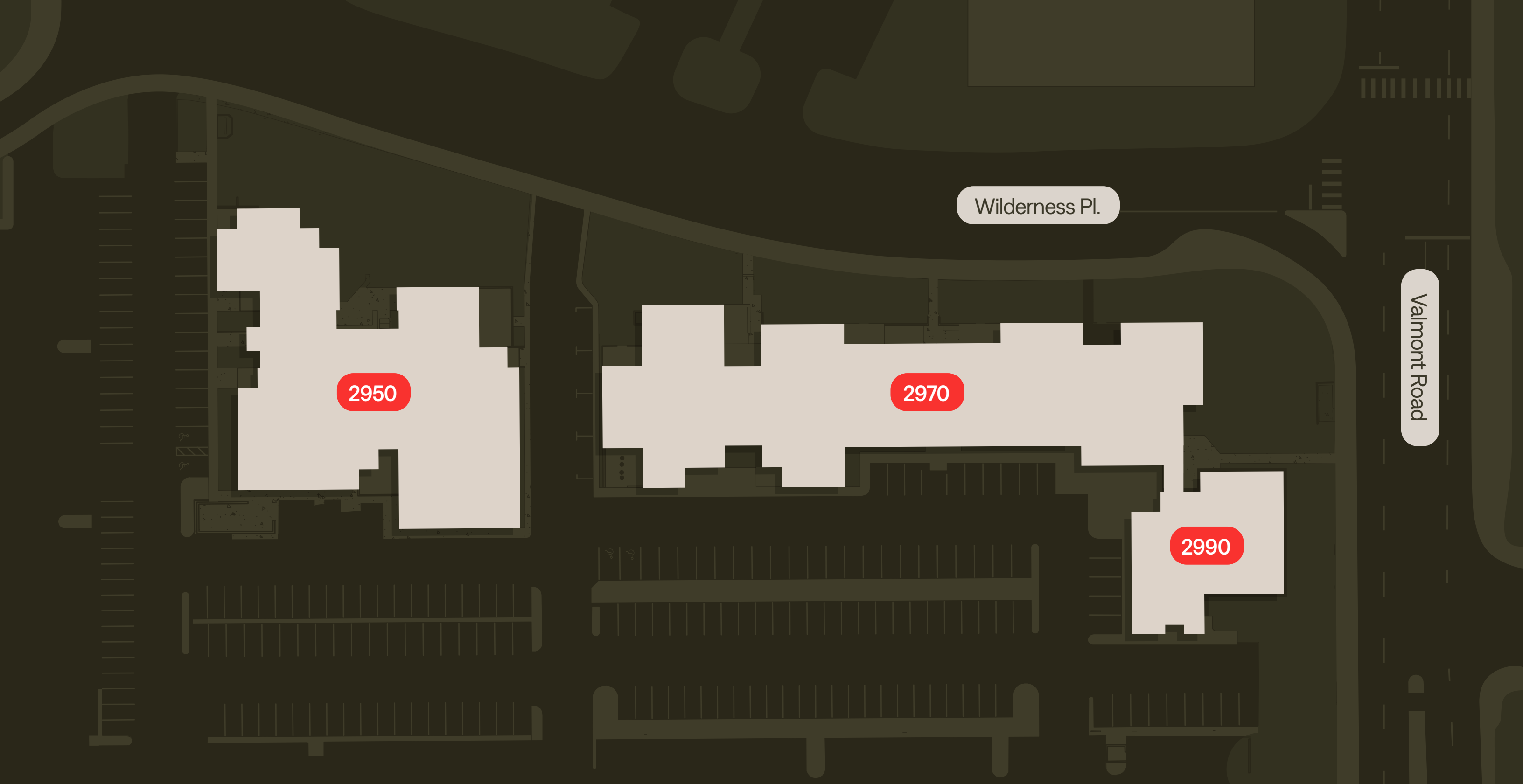


Additional on-site storage space for chemical and hazardous waste



On-site bike lab, showers, and lockers

Spec lab suites are available now!



78,131 sf

Building 2950	31,089 sf
Building 2970	37,700 sf
Building 2990	9,342 sf

Centralized Boulder Location

Located just two blocks from Foothills Parkway, the campus offers unparalleled access to the Diagonal Highway, US 36, and RTD's Boulder Junction at Depot Square Station, Boulder's main station for commuter rails connecting Denver to Longmont. The campus offers unique walkability to nearby eateries, retail shops, grocers, and hotels.

Within minutes from the CU incubator and downtown Boulder

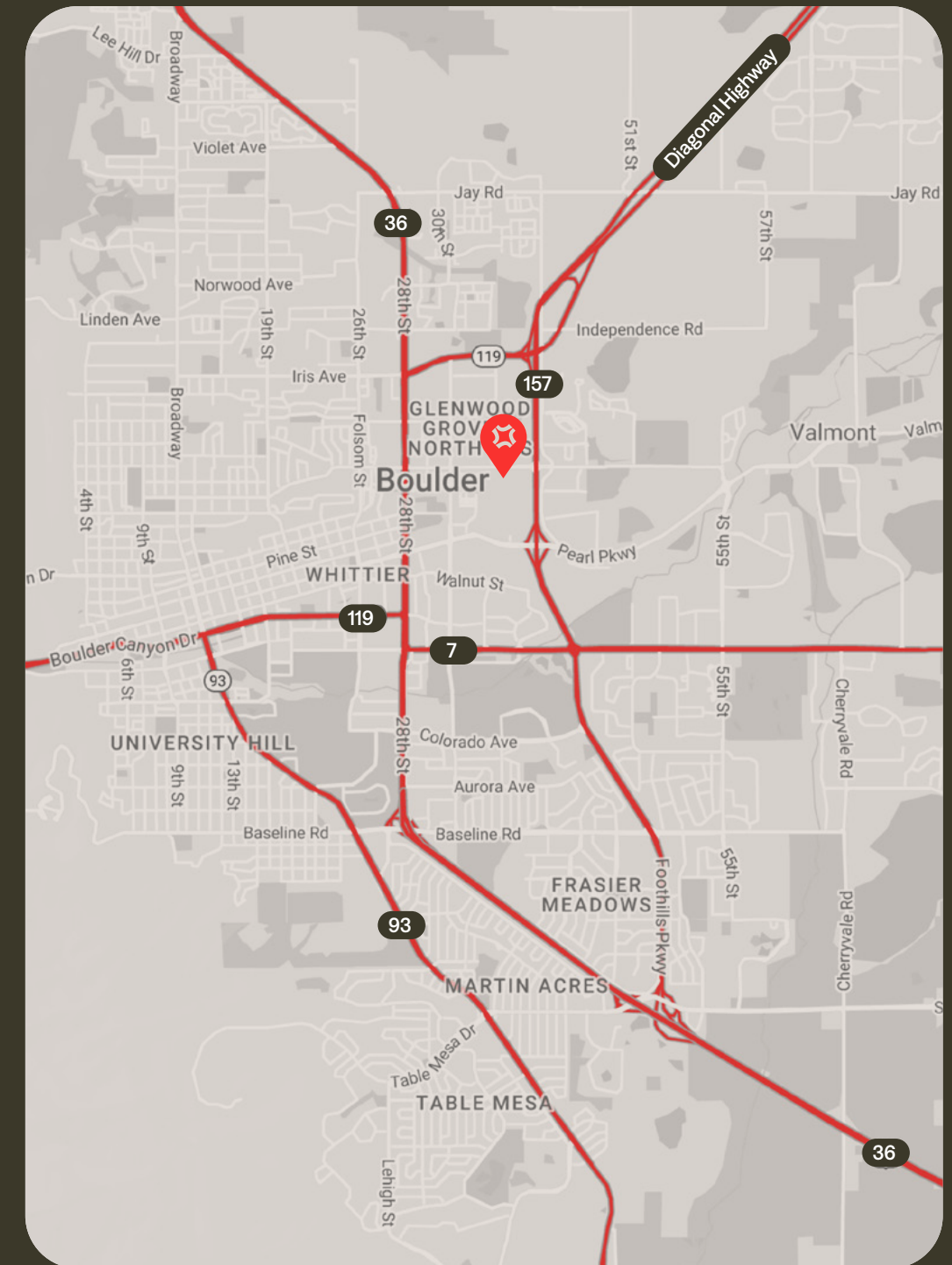
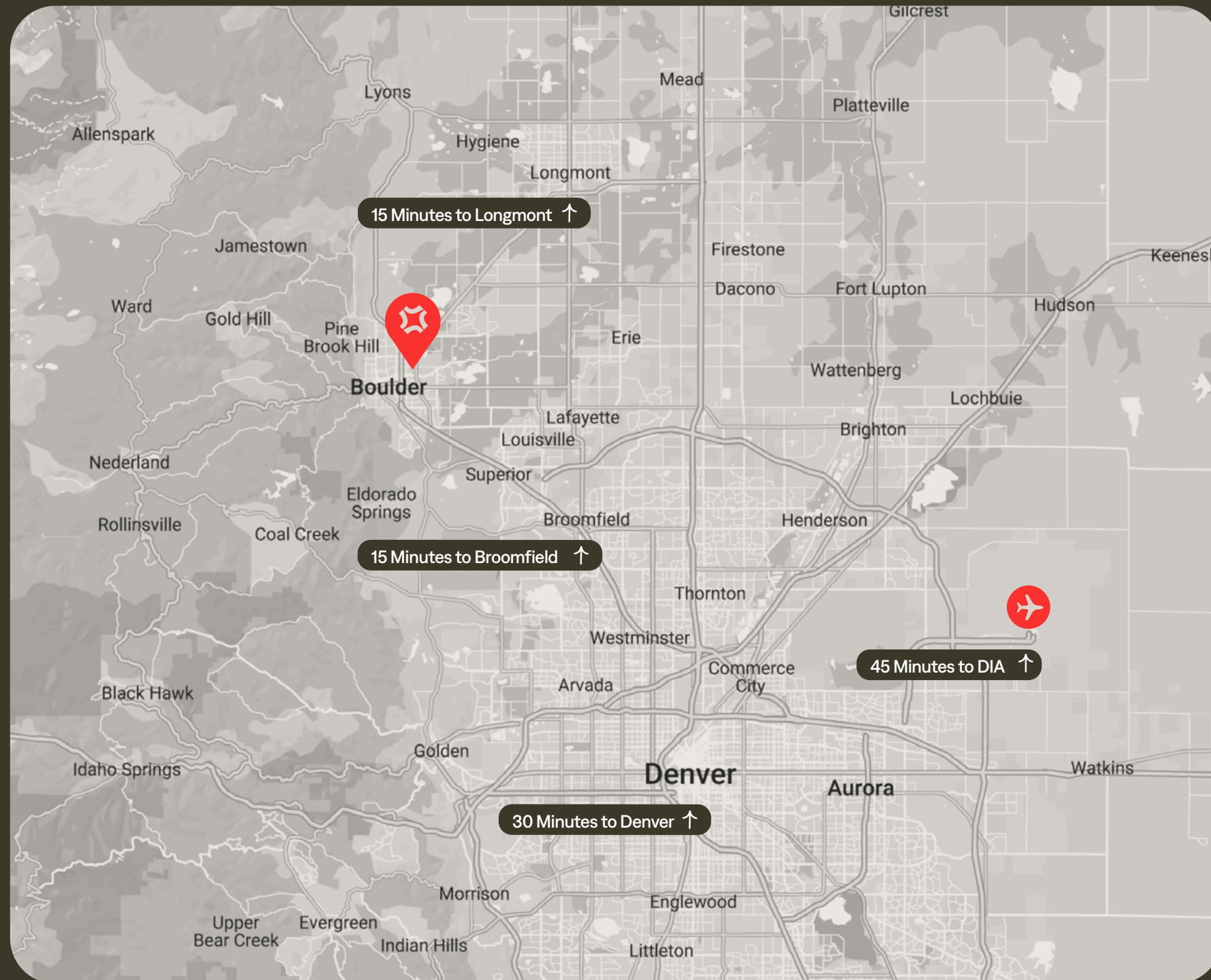
Surrounded by Colorado's renowned biking and hiking trails

Walking distance to retail, hotels, and dining amenities

Surrounded by elite tenants in the life science, biotechnology, and pharmaceutical firms such as AGC Biologics, Pfizer, Twitter, and Google.



Centralized Boulder Location



Neighborhood Amenities

Eateries & Grocery

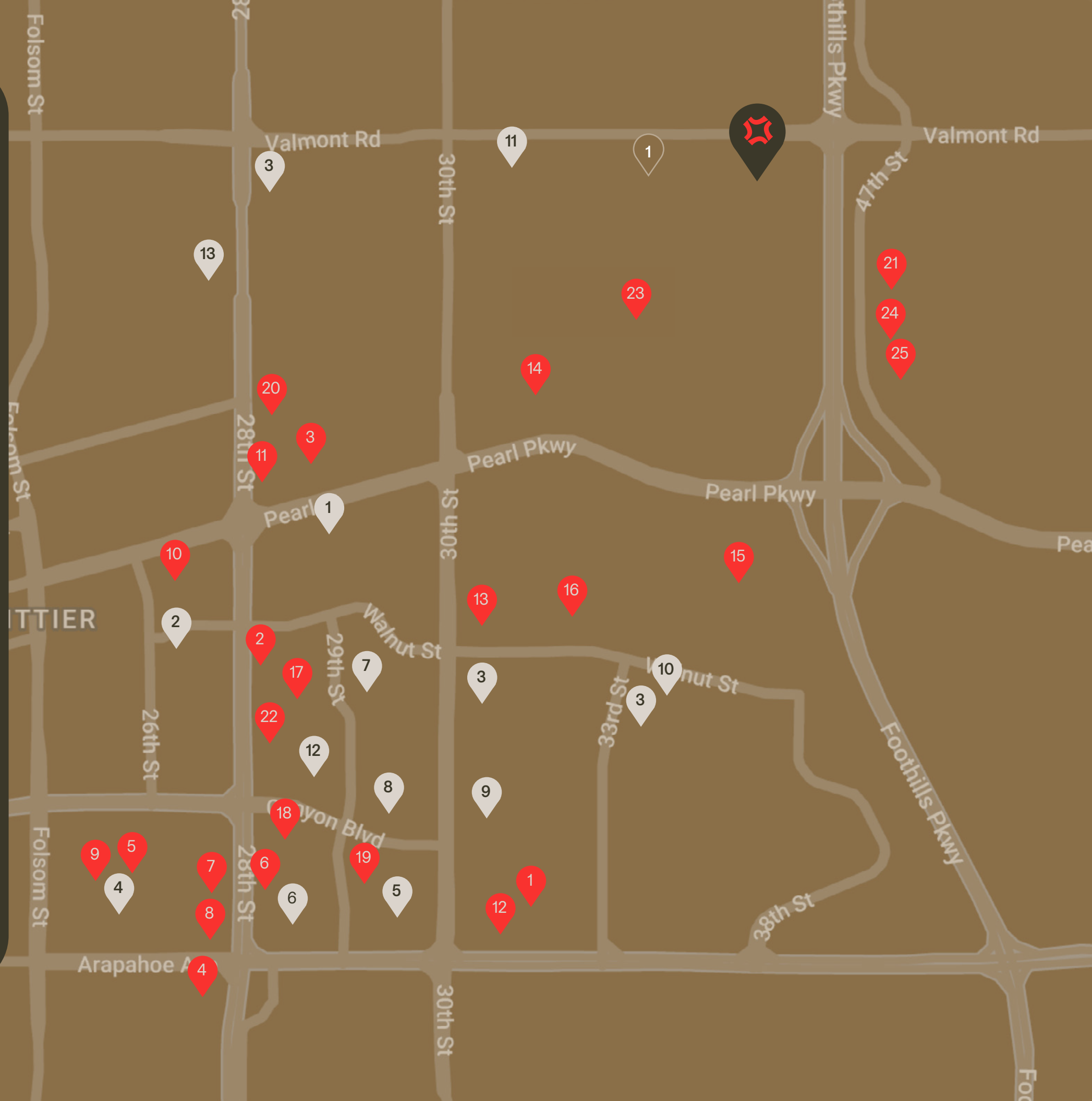
- | | |
|---------------------------|----------------------------|
| 1 KING SOOPERS | 13 WALNUT CAFE |
| 2 TRADER JOE'S | 14 ROADHOUSE BOULDER DEPOT |
| 3 WHOLE FOODS | 15 SANITAS BREWING CO. |
| 4 SAFEWAY | 16 TWISTED PINE BREWING |
| 5 THE BUFF | 17 PANERA BREAD |
| 6 CHIPOTLE | 18 PEET'S COFFEE |
| 7 IHOP | 19 SHAKE SHACK |
| 8 QDOBA | 20 PANDA EXPRESS |
| 9 SPROUTS FARMERS MARKET | 21 VISION QUEST BREWERY |
| 10 HAZEL'S BEVERAGE WORLD | 22 MCDONALD'S |
| 11 TORCHY'S TACOS | 23 SHAMANE'S BAKERY + CAFE |
| 12 STARBUCKS | 24 LA CHOZA |
| | 25 PARKWAY CAFE |

Merchandise Retailers

- | | |
|---------------------|-----------------------------|
| 1 TARGET | 8 APPLE TWENTY NINTH STREET |
| 2 REI | 9 BEST BUY |
| 3 WALGREENS | 10 MICHAELS |
| 4 MCGUCKIN HARDWARE | 11 BIG O TIRES |
| 5 HOME DEPOT | 12 LULULEMON |
| 6 NORDSTROM RACK | 13 ADVANCE AUTO PARTS |
| 7 MACY'S | |

Future Retail

- | |
|-----------------|
| 1 S'PARK RETAIL |
|-----------------|



Boulder Corridor: The Premier Life Science Hub

Ranked #10

Denver/Boulder ranked No. 10 on a list of top life science markets in the U.S., according to a mid-year report from real estate firm Newmark.

72%

72% of Boulder County residents have a bachelor's degree or higher. Hire from one of the most highly educated talent pools in the nation.

50%

50% of area employment is provided by advanced technology companies. Access top tech talent who will appreciate CRC's location.



2970



Catalyst

2890 WILDERNESS PLACE



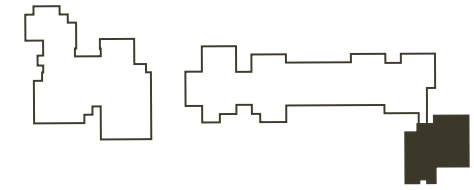






Suite 100

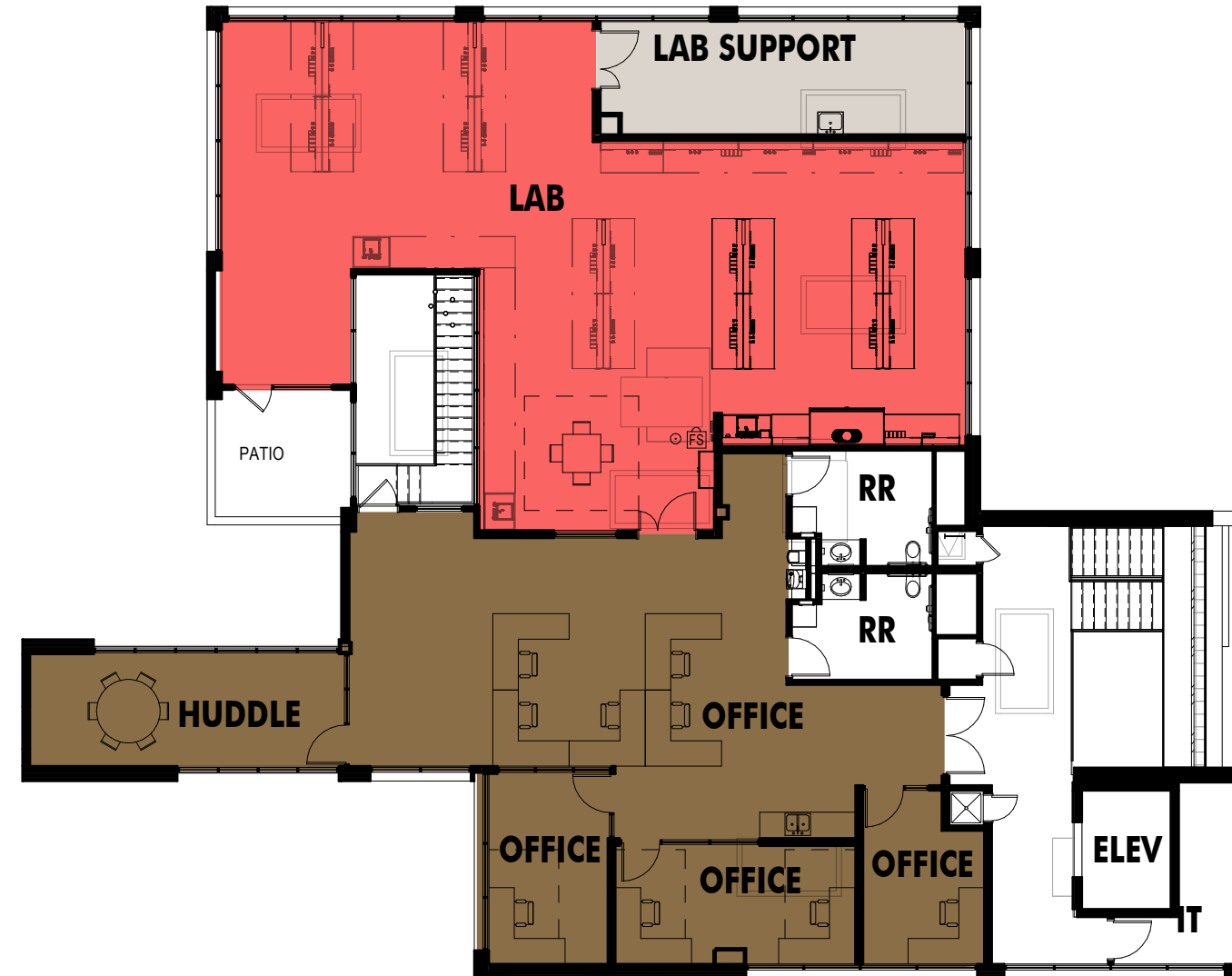
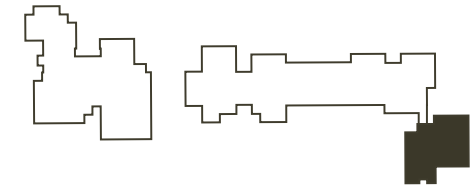
- Office
- Lab
- Lab Support
- Loading



LEVEL 1: 4,290 RSF

Suite 200

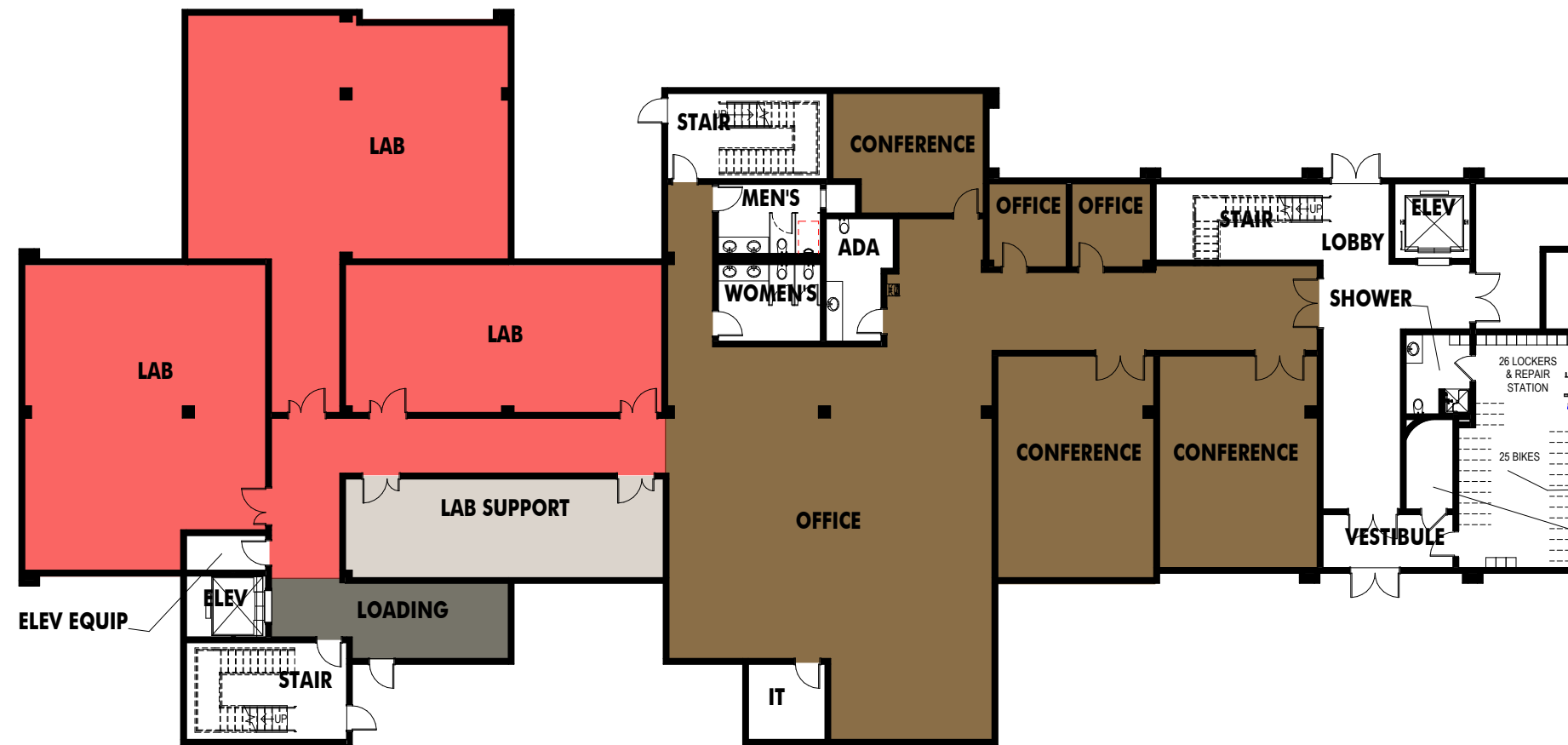
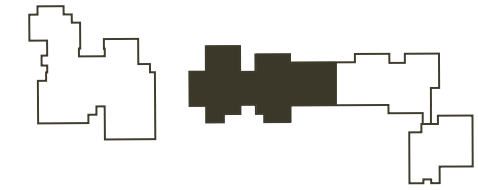
- Office
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LEVEL 2: 5,051 RSF

Suite 300

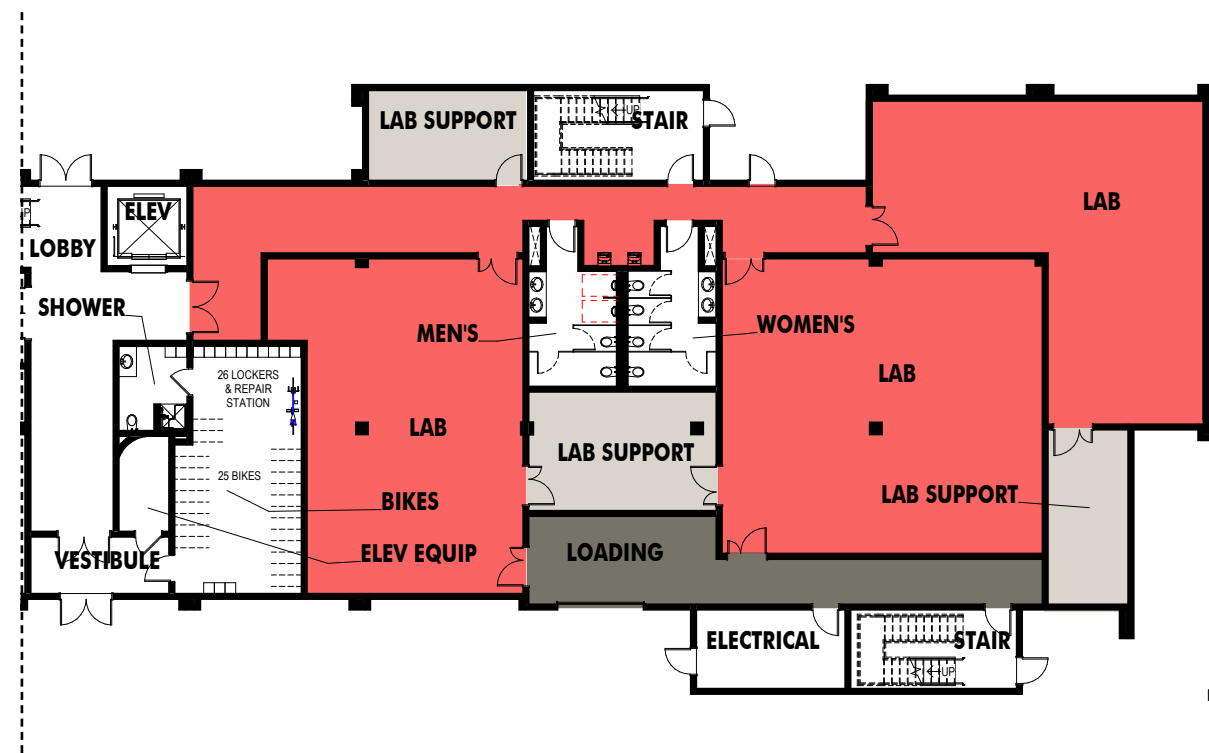
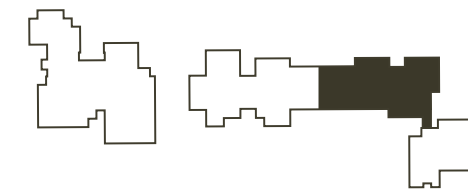
- Office
- Lab
- Lab Support
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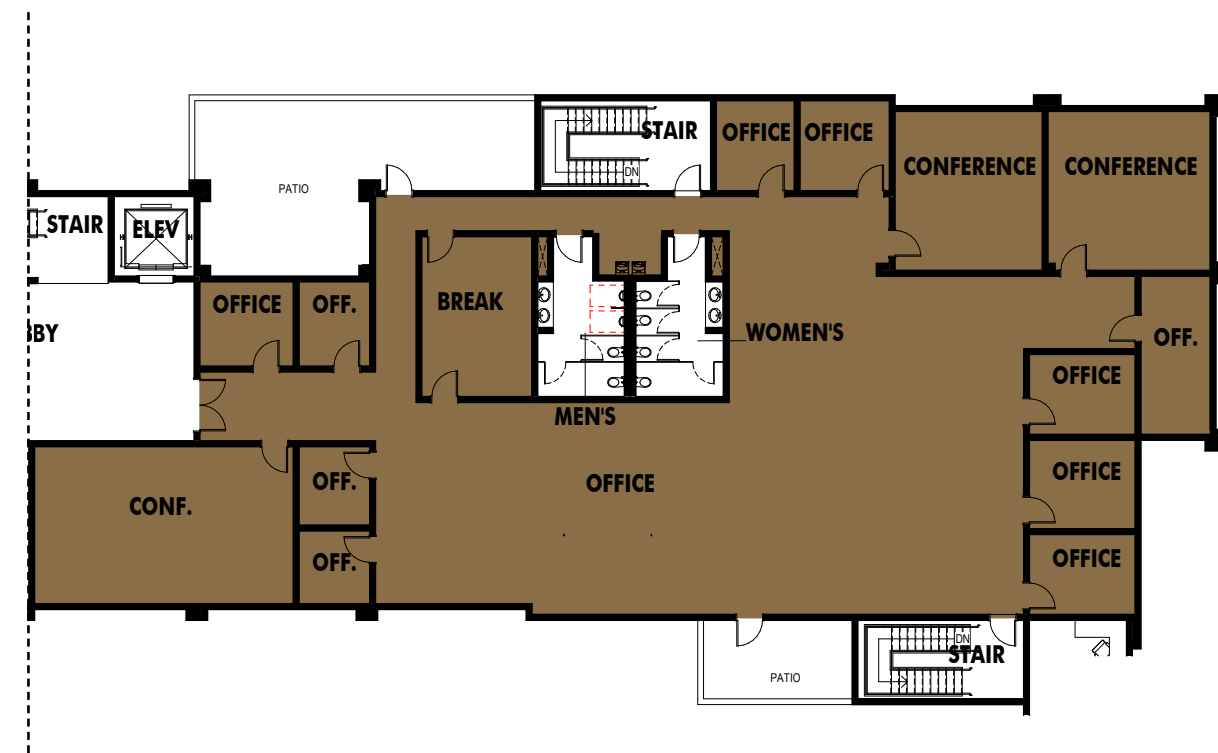
LEVEL 1

Suite 400

- Office
- Lab
- Lab Support
- Loading



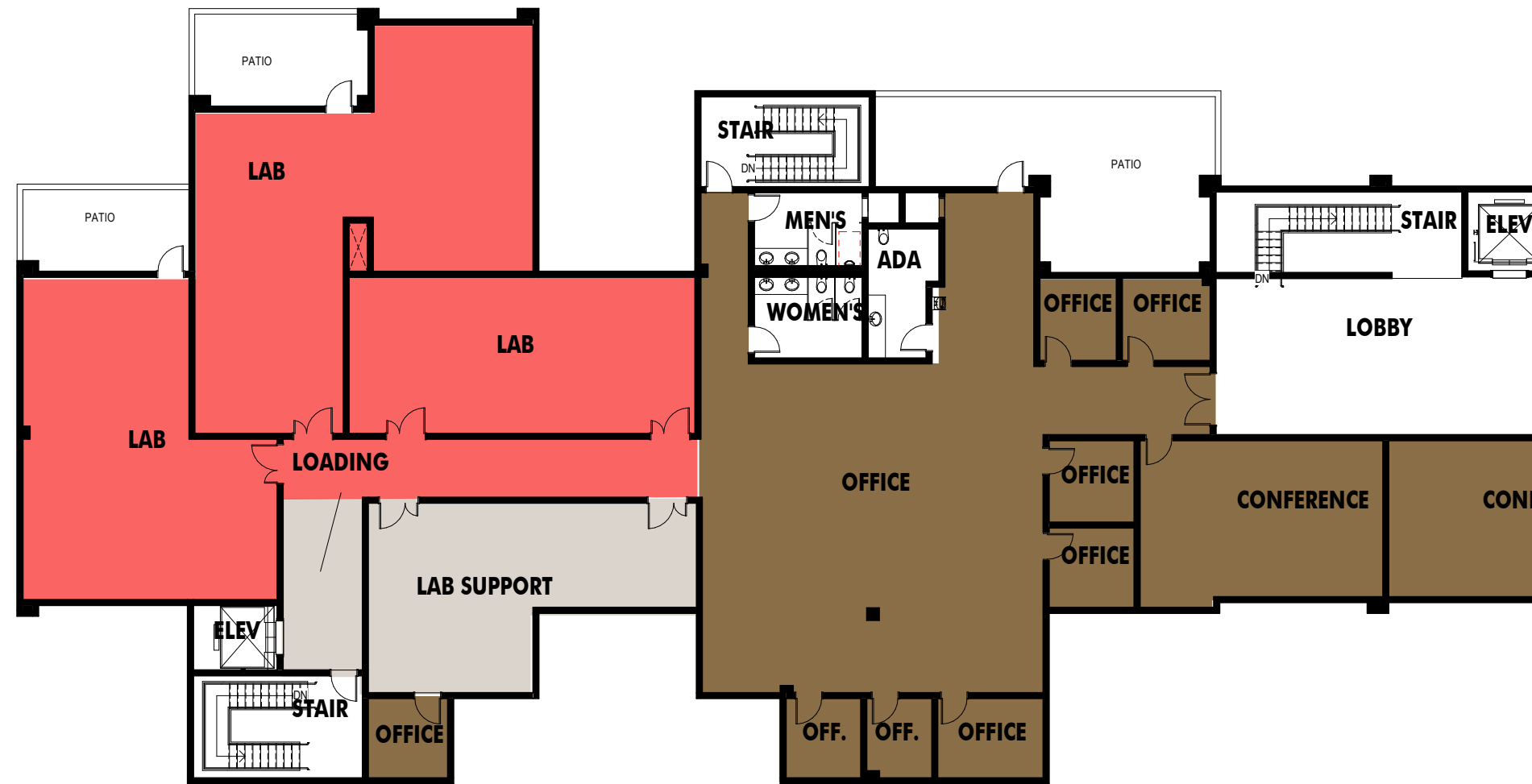
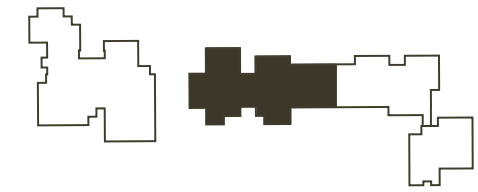
LEVEL 1



LEVEL 2

Suite 500

- Office
- Lab
- Lab Support
- Loading



LEVEL 2

Catalyst Research Center

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