



# Look What's Available

**The Crossings at Clover Basin**  
New Development 12 Acre Project Longmont, Colorado

**6,895 SF Proposed  
Restaurant Building  
On Free-Standing Pad Site**

**High Traffic Corner (over 70,000 VPD)  
Remarkable Visibility from Hwy 119 & Hover Road  
High-Profile Tenants  
Active Retail Area  
Dramatic Office Space with Westerly Views**

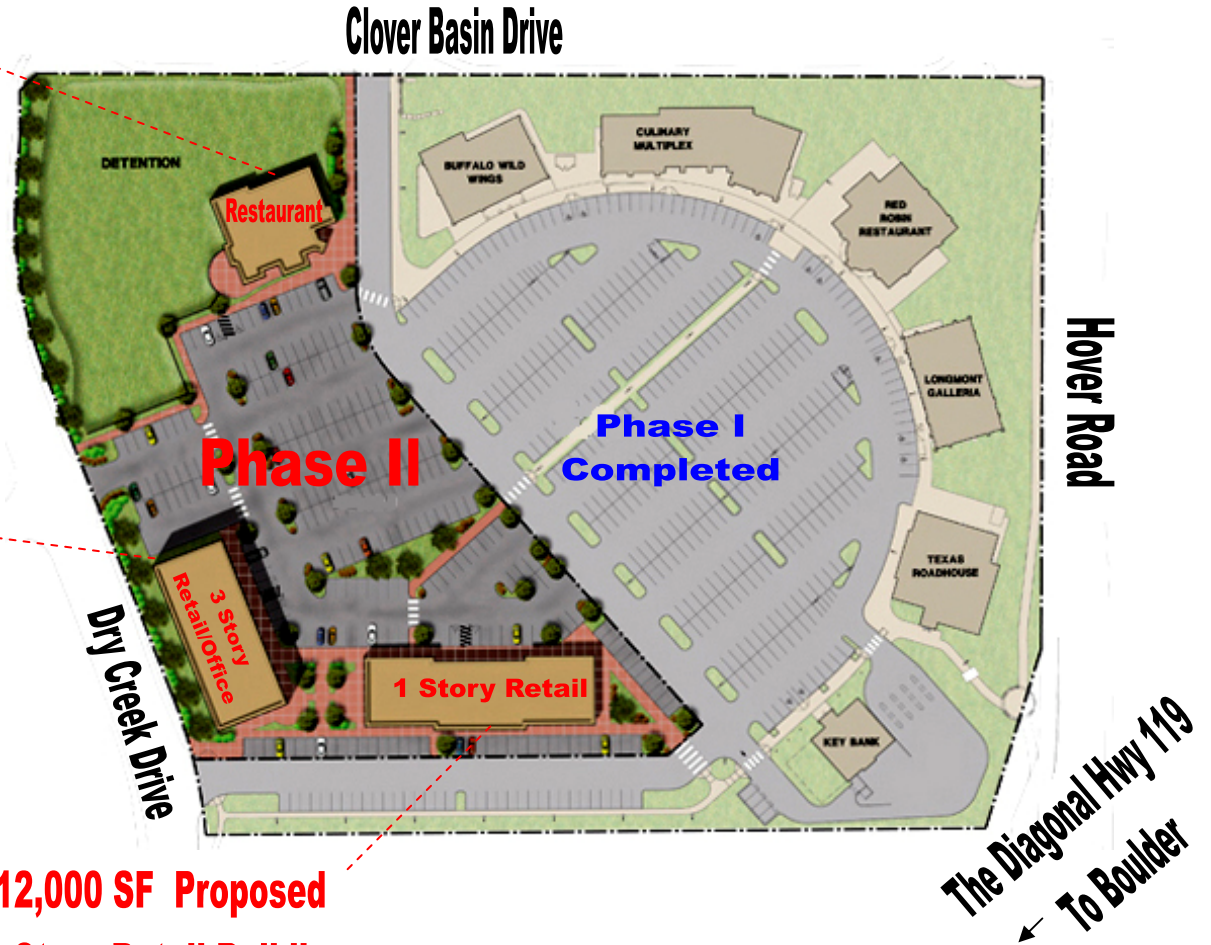
**Phase II - 5 Acres  
Soon to be Built**



**22,000 SF Proposed  
3-Story Retail / Office Building**



**3rd Story: Office - 5,000 SF  
2nd Story: Office - 7,000 SF  
1st Story: Retail - 10,000 SF**



**12,000 SF Proposed  
1-Story Retail Building**



**1,200 SF to 12,000 SF Available**

FOR MORE INFORMATION CONTACT  
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**These are Phase I Tenants**



**Buffalo Wild Wings**



**The Culinary Multiplex Building**  
 Einstein Han Noory Anthony's Qdoba  
 Bagels Sushi Cafe Pizza



**Red Robin**



**The Longmont Galleria Building**  
 Heidi's Deli T3 Wireless Rumbi Island Grill



**Texas Roadhouse**



**Key Bank**

Next to: The St. Vrain Centre Retail Area:  
 Kohls Chilis  
 Petsmart Petsmart  
 Home Depot King Soopers  
 Borders Target

Directly Across from:  
 The Twin Peaks Mall:  
 Dillards  
 Sears  
 J. C. Penneys  
 Walmart  
 10-Plex UA Theater  
 Hallmark  
 Famous Footwear



Next to:  
 Outback Steak House  
 Bli Eye Care Center  
 Courtyard by Marriott  
 Marriott Residence Inn  
 Boulder County  
 Business Center



**INCREDIBLE VISIBILITY**

### About The Crossings at Clover Basin, Phase II:

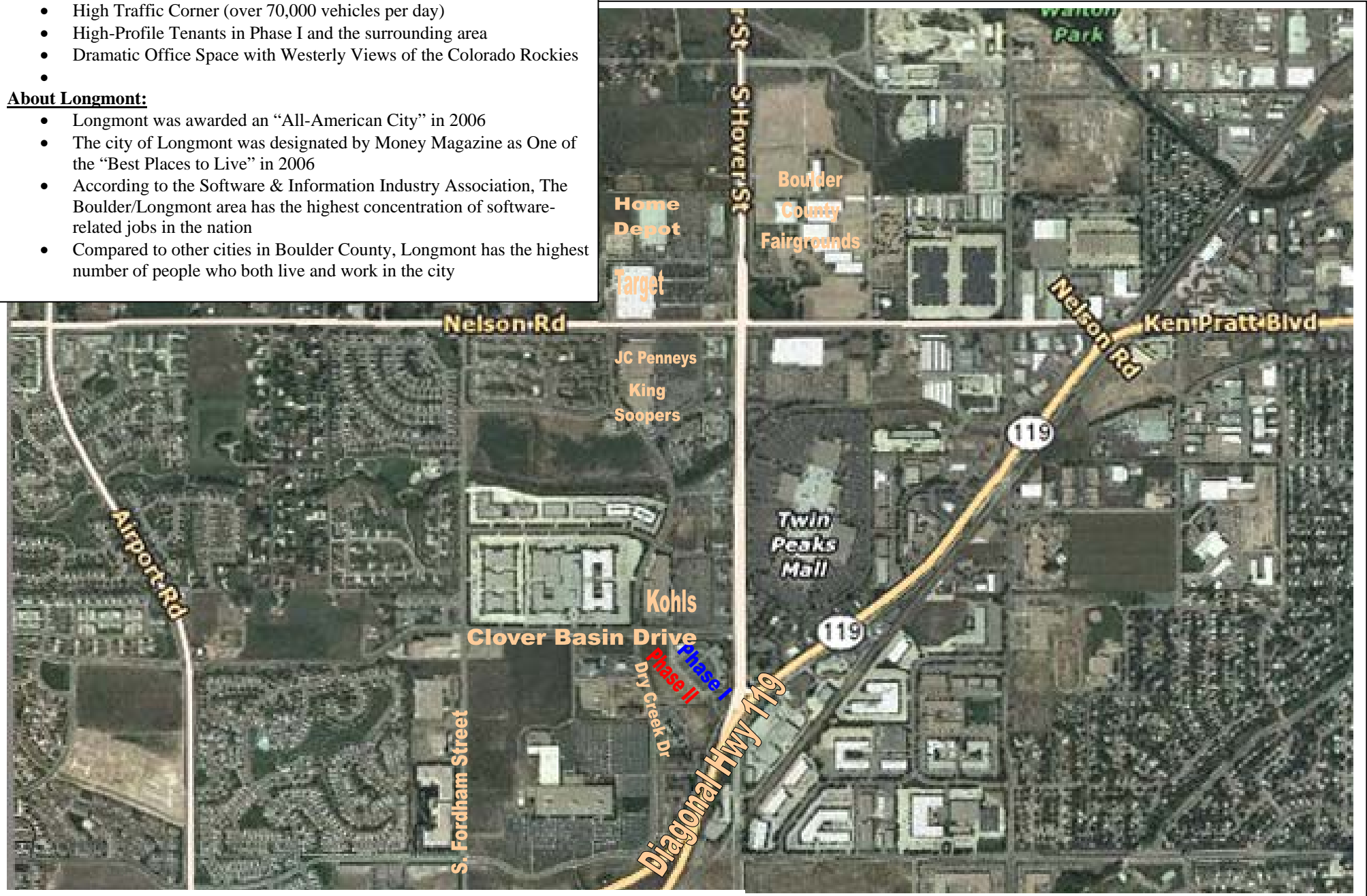
- Located in the heart of Longmont's business and retail corridor
- Tremendous exposure along Diagonal Highway 119 and Hover Road
- High Traffic Corner (over 70,000 vehicles per day)
- High-Profile Tenants in Phase I and the surrounding area
- Dramatic Office Space with Westerly Views of the Colorado Rockies
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### About Longmont:

- Longmont was awarded an "All-American City" in 2006
- The city of Longmont was designated by Money Magazine as One of the "Best Places to Live" in 2006
- According to the Software & Information Industry Association, The Boulder/Longmont area has the highest concentration of software-related jobs in the nation
- Compared to other cities in Boulder County, Longmont has the highest number of people who both live and work in the city

## The Crossings at Clover Basin

New Development 12 Acre Project Longmont, Colorado



### Phase I Tenants:

- |                      |                 |                    |                 |
|----------------------|-----------------|--------------------|-----------------|
| Buffalo Wild Wings   | Anthony's Pizza | Heidi's Deli       | Texas Roadhouse |
| Einstein Bagels      | Qdoba           | T3 Wireless        | Key Bank        |
| Han Noory Sushi Café | Red Robin       | Rumbi Island Grill |                 |