

The background is a vibrant green with a fine, fibrous texture. Overlaid on this are large, bold, orange letters that form the word 'BASE'. The letters are stylized and partially cut off by the edges of the frame. The 'B' is on the left, the 'A' is in the upper right, the 'S' is in the lower right, and the 'E' is at the bottom. The text 'COMMUNITY GUIDE' is positioned to the left of the 'A' and 'S' letters.

COMMUNITY  
GUIDE

BASELINE™

Broomfield, Colorado



HABITAT FOR HUMANS  
HABITAT FOR HUMANS  
B  
HABITAT FOR HUMANS



## GOOD DIFFERENT

At Baseline, we're doing things differently. Homes are beautifully different — modern and efficient. Landscapes are sustainably different — more natural and pollinator abundant. The parks and trails bring it all together — connecting home to nature and your neighbors to you. The result is a new kind of new place. With the vibrancy and walkability of a town and the outdoorsy vibe of a Colorado community. Welcome to Baseline, we invite you to join us.



# What we value

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Long before putting shovel to earth or even pen to paper, we asked ourselves how we would measure Baseline's success. The answer led to three basic guiding principles, the foundation on which Baseline was built. We're proud to say — as our community progresses — results continue exceeding expectations.



## ENVIRONMENTAL STEWARDSHIP

Baseline is a model for walkable, sustainable living — shrinking carbon footprints while expanding the region's ecology.



## HEALTHY LIVING

A unique mix of public spaces, parks and modern homes, Baseline shares new experiences with a variety of people from different backgrounds and multiple generations.



## INNOVATION

Baseline broke out of traditional development patterns, rethinking what was possible and propelling new ideas — while staying adaptable at every step.

# A new center of gravity

Where Baseline Road crosses I-25 and urban energy meets outdoor adventure, a new economic center is emerging that will complete the Denver/Boulder triangle. In a way, Baseline is the offspring ... as if Denver and Boulder had a baby. With access to either city, Denver International Airport and Northern Colorado, Baseline will serve the region's growing needs for shopping, dining and smart new homes.

Baseline is located at the junction of I-25, Northwest Parkway (E-470) and Baseline Road.



## World's First Pollinator District

The quantity and variety of resident pollinators — birds, bees, butterflies, etc. — has more than doubled in Baseline's relatively short existence, thanks to pollinator-friendly and xeric landscaping.



# Life is good

## IN BROOMFIELD, COLORADO

Not far from Denver and Boulder, with the Flatirons and Continental Divide as a backdrop, miles of trails through open lands, a thriving economy, great schools, excellent restaurants, arts and entertainment, it's easy to see why Broomfield is being discovered as a great place to live.

## WHAT'S NEARBY



### OUTDOOR RECREATION

Broomfield has over 8,400 acres of open lands, including recreational parks, off-leash dog areas and protected natural space, accessed by a growing network of trails and pathways.



### EVENTS

Broomfield's calendar is packed with community events, from farmers markets and outdoor concerts to seasonal celebrations and festivals.



### LOCAL FOOD & DRINK

Broomfield's dining scene blends local character with bold flavors. Enjoy craft breweries, cozy cafés, and diverse restaurants serving everything from casual bites to gourmet meals — many with scenic patio views.



### LARKRIDGE SHOPPING CENTER

Just east of I-25, Larkridge is home to big-box stores, specialty retailers, and popular dining options. It's a one-stop destination for everyday needs.



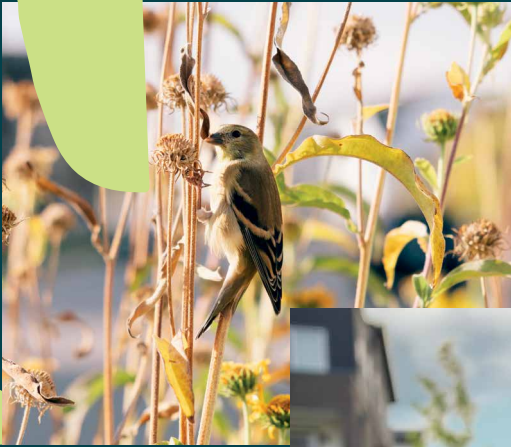
### ORCHARD TOWN CENTER

A short drive south on I-25, Orchard Town Center offers a mix of shopping, dining, and entertainment. It's a lively hub with something for everyone.



### KING SOOPERS MARKETPLACE

Conveniently located across Baseline Road, King Soopers Marketplace is a go-to for groceries, fresh produce, and everyday essentials — all within walking or biking distance.



# The suburbs will never be the same

Baseline's bold vision is steadily progressing. Much is here — including two villages, five neighborhood parks, dozens of annual community events, a festive pedestrian-first street made for block parties, and the Big Green, phase one of the 62-acre Parklands. And the best is yet to come.

Baseline invites diversity. Not just of the human kind but of architecture, landforms, plant life, and businesses. Because sameness is boring and Baseline is anything but.



Map is not to scale and is intended for informational and illustrative purposes only. Maps, plans, specifications, uses, zoning, amenities, features, acreage, availability, sizes, prices, vehicle counts, any listed owners/tenants, and other elements are subject to change by Realberry Real Estate Services, LLC or its affiliates without notice, and shall not be relied upon. Any references to size, elevation or square footage are approximate and subject to change. February 2026.

## What's here and what's coming

- |                                      |                                     |                        |
|--------------------------------------|-------------------------------------|------------------------|
| ① THE BASIN                          | ⑥ RALLY PARK<br><i>Opening 2027</i> | TH TRAILHEAD           |
| ② CHECKER SQUARE                     | ⑦ BIG GREEN<br><i>Now Open</i>      | — TRAILS               |
| ③ THE QUAD<br><i>Now Open</i>        | ⑧ PLANNED STEM SCHOOL               | - - BIKE LANES         |
| ④ LITTLE GREEN<br><i>Now Open</i>    | ⑨ PROSPECT RIDGE ACADEMY (K-12)     | ■ PARKS                |
| ⑤ THE BACKYARD<br><i>Future Park</i> |                                     | ■ OPEN SPACE           |
|                                      |                                     | ■ EXISTING DEVELOPMENT |

## BASELINE AT A GLANCE

1,100-ACRE  
walkable mixed-use  
community\*



Dozens of  
community  
events annually



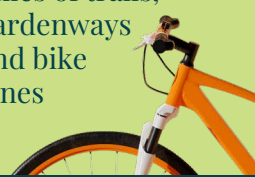
9,205  
energy-efficient  
new homes\*

NATIONAL  
NATURAL  
GROCERY  
ANCHOR\*

5

NEIGHBORHOOD  
PARKS WITH MORE  
TO COME

Miles of trails,  
gardenways  
and bike  
lanes



PARK  
LANE  
a festive  
pedestrian-first street

2 villages  
(AND COUNTING)



172

total acres of parks  
and prairie

7

major colleges and  
universities within  
90 minutes

62-ACRE  
Parklands  
central  
greenspace



17.2 million  
SQ. FT. OF  
COMMERCIAL  
SPACE\*



Innovative  
future  
Adams 12  
STEM school



## Our wild side

At Baseline, we're bringing back the great outdoors, recreation and life enjoyed under the Colorado sunshine. Because that's where wellness really happens. In fact, nearly 200 acres of the community is dedicated to parks and greenspace. So that every home and business in Baseline is just a short walk from a place to relax, play and be outside.



\*Planned and subject to change

# The parks of Baseline

## THE BASIN IN WEST VILLAGE

The Basin's wide-open lawn is encircled by a walking path and lots of places to relax and enjoy the day.

## CHECKER SQUARE IN WEST VILLAGE

Checker Square is a daily dose of fresh air and friendly neighborhood faces with places to sit, romp, play and get together.

## THE QUAD IN PARKSIDE WEST

Meander the walkway or relax in a hammock. The Quad is a place to unwind.

## LITTLE GREEN IN PARKSIDE WEST

Packed with big experiences, Little Green features shaded hammocks, meandering pollinator garden pathways, a log gym and a festive event plaza.

## PARK LANE

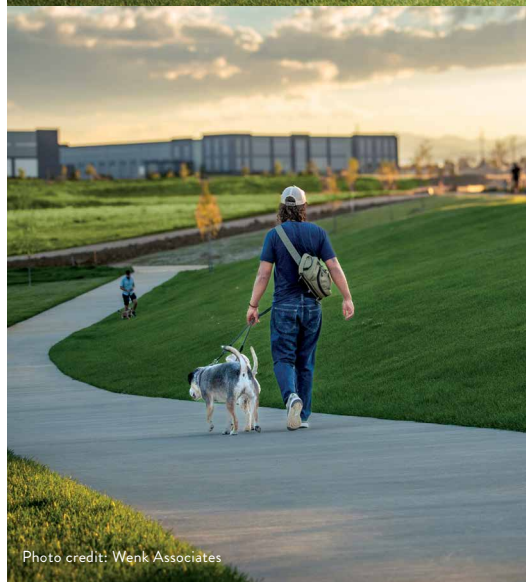
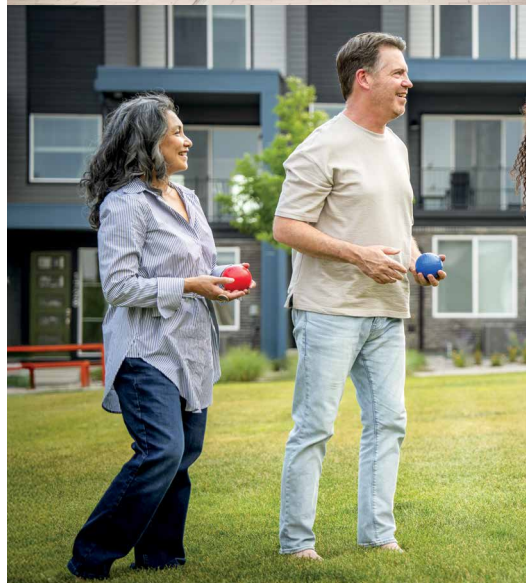
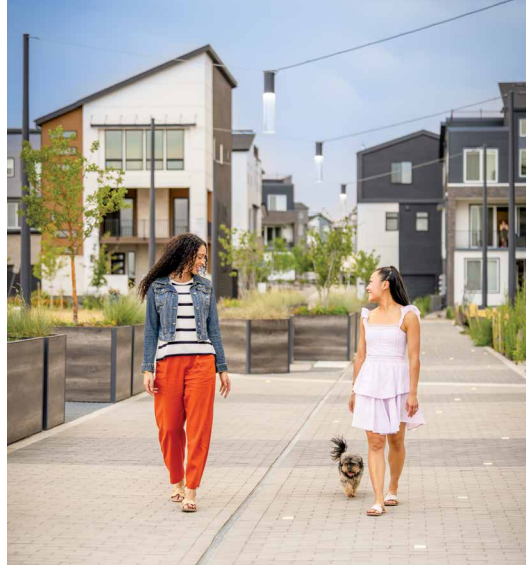
Introducing one of Colorado's first woonerfs — a brick, Dutch-style "living street" lined with benches, picnic tables and festive string lights — connecting Little Green and the Big Green.

## THE BIG GREEN

The Big Green, an expansive lawn within the Parklands, is a place for picnics, concerts, frisbee, soccer, volleyball or to simply take your shoes off and walk in the cool grass.

## TRAILS & GARDENWAYS

Baseline's miles of planned walkways, bike lanes and pollinator-friendly gardenways make getting around easier and more beautiful — and connect to Broomfield's regional trail way system.



# A PARK OF MANY PARKS



## The Parklands

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The centerpiece of Baseline's green infrastructure is the 62-acre Parklands. Following Preble Creek through the pollinator-rich landscape, Parklands is envisioned not as a singular park but as a mix of inspired outdoor spaces, each offering a unique experience. A grand promenade along the west side will lead from Center Street to the Innovation District passing playgrounds, pavilions, picnic tables, winding trails, recreation and groves of trees along the way.

### NEXT UP: RALLY PARK COMING TO PARKLANDS IN 2027

Planned to feature basketball and pickleball courts. Plus, a climbing wall and an artful pavilion. It's the next exciting phase of the Parklands and it's anticipated to open in time for summer 2027.



# Baseline's villages and homes

Baseline's refreshing mix of urban-style homes all started with West Village. Our second village, Parkside West — named for its proximity to the Parklands — introduces a whole new level of modernism and home choice. From large and luxurious single-family homes to lovely and low-maintenance townhomes, Parkside West's inspired architecture is framed by three beautiful neighborhood parks. Within the next few years, the Center Street district will come to life, putting the heart of Baseline just a short walk away.

## BASELINE FOR LEASE

Not ready to buy? You can still call Baseline home thanks to beautifully appointed for-lease townhomes and apartments — each with their own exclusive suite of amenities.



## HERS (Home Energy Rating Scores)

Homes at Baseline are energy efficient. HERS ratings around 50 are well below new construction averages, saving homeowners money on utilities while reducing carbon emissions.

# Find your center

Center Street is envisioned as a vibrant, walkable town center where locals go for everyday essentials and the wider community drops in for dining, boutique shopping, health and wellness. On a deeper level, Center Street's design inspires a mindful pace of life, artistic expression and celebrates the human spirit.

Scan for virtual flyover



## Innovation District

Featuring elevated architecture, flexible building design and a range of outdoor amenities, Baseline's STEM-friendly Innovation District is built with both logistical and employee needs in mind.

Artist Rendering - Not to scale. Rendering intended for informational and illustrative purposes only, is subject to change by Realberry Real Estate Services, LLC or its affiliates without notice, and shall not be relied upon. Any references to size, elevation or square footage are approximate. February 2026.





## Parks and gardenways

Baseline is woven together with a green ecosystem of parks, trails, promenades, gardenways and bike lanes, decreasing reliance on cars and inviting human-powered mobility.

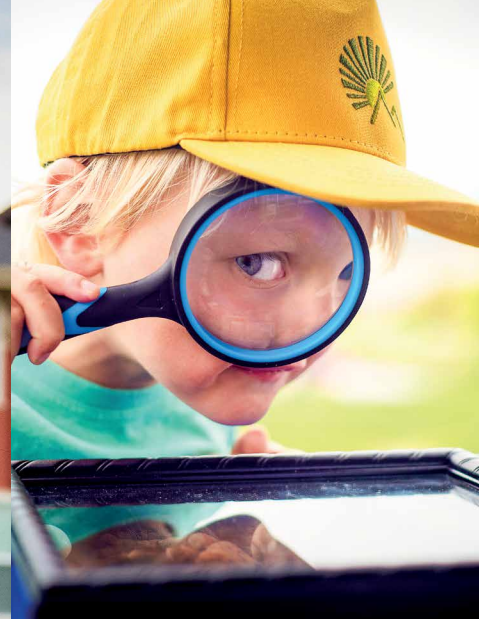
Sustainable

by design



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Baseline is designed as a (get ready) ... walkable, bikeable, urban-dense, mixed-use, park-rich, water-wise, energy-smart, pollinator-friendly community. (Phew!) Meaning, we've taken a thoughtful approach to creating a place that provides a great quality of life for more people while giving something back to the environment.



## Good parties make good neighbors

Baseline has fast become a tight-knit community, thanks in large part to regular events. Progressive porch parties get neighbors out enjoying the holidays together, for instance. Take to the Trails Day and Bees & Blossoms bring everyone together for live music, craft beer, food trucks and family fun. It's all organized by the community life team and as Baseline grows, the celebrations are bound to become more epic.



### The Future

At Baseline, we're in constant pursuit of new technologies and sustainable practices, pushing the envelope to better the planet.

# Realberry

(FORMERLY McWHINNEY  
REAL ESTATE DEVELOPMENT)

A company built on long-term vision and care for the larger Colorado community. For nearly 35 years, we have helped our communities keep step with changing needs and new ideas, creating places people love. Which, in the case of Baseline, means a more connected, more sustainable, more dynamic way to live — with the vibrancy and walkability of a town and the outdoorsy vibe of a Colorado community.

Community-building can shape lives for the better. Realberry helps make that possible. For more information, visit [www.Realberry.com](http://www.Realberry.com).

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