



1391 Horizon Ave

Sugarloaf Building Co. Inc.

*Disclaimer: This presentation was developed
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WoodWorks or the Softwood Lumber Board.*

Project Summary

General

- Industrial/Flex
- 26,120 sf
- 80/20 Industrial/Office
- Built Fall 2020 – Spring 2022

Technical

- Glulam Superstructure
- GLT mezzanine
- Prefabricated Wall System
- 24' Clear Height/70' Clear Span



The Path to Prefab/Mass Timber

Drivers

- Demand for high quality flex space in the market
- Environmentally conscious stakeholders
- Inspired by Factories in Europe



Benefits Of Mass Timber

- Sustainable Materials
- Construction Timeline/Labor
- Stakeholder Benefits
 - CSR
 - Biophilia
 - Aesthetic



The Boulder/Denver Market



Flatiron Park \$625m to
BioMed Realty



Med Tronic Campus Lafayette

Google Campus Boulder
\$131m to Google



Ball Aerospace &
Technologies Corp.



Industries

- Life Sciences
- Big Tech
- Venture Capital
- Aerospace/Defense
- Entrepreneurs

Construction Photos



Construction Photos



Construction Photos



Construction Photos



Construction Photos



Construction Photos



Construction Photos



Construction Photos



Challenges and Outcomes



Thank You !



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