

PEÑA STATION

DENVER, COLORADO

DENVER'S PREMIER TRANSIT-ORIENTED DEVELOPMENT

A CORPORATE BUILD-TO-SUIT
OPPORTUNITY IN A THRIVING NEW
MIXED-USE DEVELOPMENT





THRIVING DENVER

As one of the fastest growing cities in the country, Denver is a hub for technology, business and sustainability. Denver International Airport, the 3rd busiest airport in the country, provides great access to other areas of the country, as it's a three-and-a-half-hour flight or less to almost all of the major U.S. markets, with the airport also offering nonstop access to 28 international cities.

PEÑA STATION AERIAL VIEW LOOKING NORTHEAST

Denver International Airport

PEÑA STATION PROXIMITY

- 12 minutes to Denver International Airport
- 28 minutes to downtown Denver
- 40 minutes to Boulder
- 26 minutes to Denver Tech Center
- 3.5 flight hours or less to most major U.S. Markets
- Nonstop access to 215 domestic cities
- Nonstop access to 28 international cities



RTD Rail Line

PEÑA STATION NORTH

UNITED AIRLINES
113 Acres

Tower Rd

61st & Peña Station -
First Rail Stop from DEN

PEÑA STATION NEXT

Peña Blvd

ROCKY MOUNTAIN
ARSENAL WILDLIFE
REFUGE
(OPEN SPACE)



Luminous Wind

Peña Station is located between 60th Avenue and 72nd Avenue and Tower Road and Peña Boulevard. The development is easily accessible using the RTD A-Line commuter rail that connects the entirety of Denver and is comprised of two transit-oriented communities, Peña Station NEXT and Peña Station NORTH. The Development incorporates advanced technology, clean energy and enhanced mobility. Visit here. Live here. Work here. Evolve here! That's the type of transit-oriented community we're building here at Peña Station.

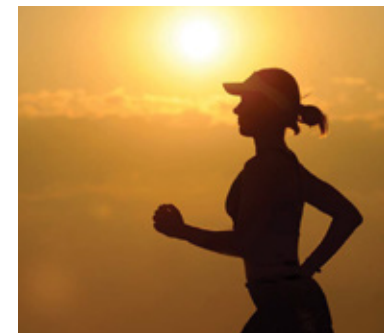
From the very beginning, our vision for Peña Station NEXT has been to create a different type of community-centric development that intentionally incorporates advanced technology and mobility. One where residents and businesses see innovation and collaboration as virtues, where renewable energy helps power the development. The result is something that's never been done: a true mixed-use, transit-oriented community for the NEXT generation, offering a variety of development opportunities for multifamily housing, commercial office, retail, health and wellness, hotel and hospitality, and so much more.

Peña Station NORTH is a rapidly expanding business center and is one of the few developments capable of accommodating a corporate campus in northeast Denver. The development's proximity to Peña Station NEXT provides companies with ample opportunity to create open work environments or innovative solutions.





VIEW TO THE MOUNTAINS FROM PEÑA STATION NEXT



RETAIL

150,000 SF of cutting edge restaurant, retail and entertainment opportunities



MULTIFAMILY

416 multifamily housing units call Peña Station NEXT home, with plans for 1,700 additional multifamily units



HOTEL

Peña Station accommodations include eleven unique hotels, with 1,608 guest rooms



HEALTH + WELLNESS

The Peña Station Wellness Center is envisioned to be not a single building, but the heart of a wellness community network



PARKS + GREEN SPACE

Peña Station has a connected network of trails for bikes and pedestrians, in addition to over 27-acres of greenspace and parks throughout the entire community



OFFICE

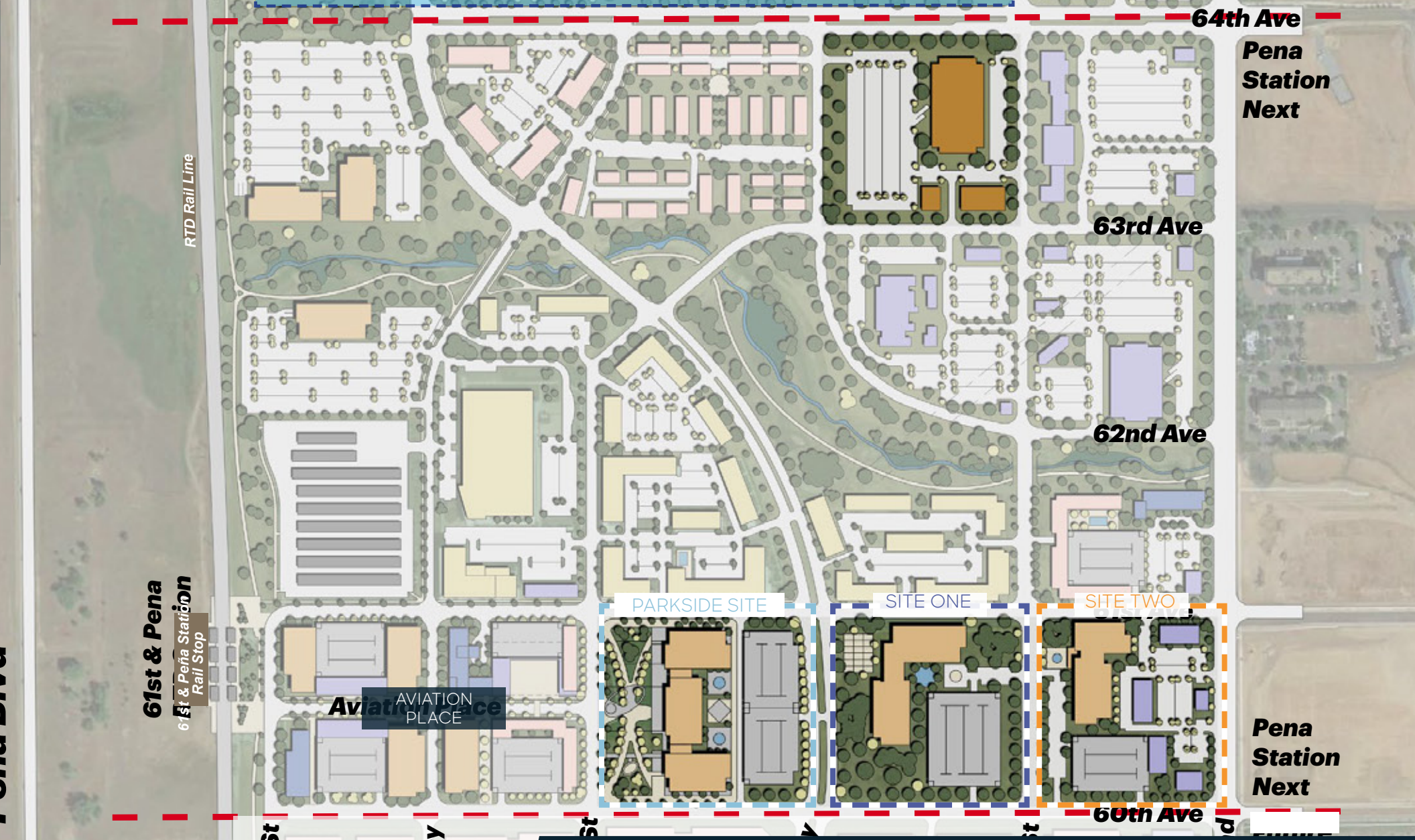
Peña Station NEXT has up to 1 million square feet of space for build-to-suit office space. Peña Station NORTH has space to accommodate a 50-60 acre corporate campus

PEÑA STATION NEXT

Peña Station NEXT, a 220-acre premiere mixed-use development, integrates the best of Denver with clean energy, innovation, mobility and business. Perfectly situated at the first transit stop from Denver International Airport (DEN), Peña Station NEXT boasts proximity to the airport, quality schools, museums and the downtown area. With public transit easily connecting residents to downtown Denver, the Denver Tech Center and the airport, Peña Station NEXT is an ideal location for people and companies on-the-go.



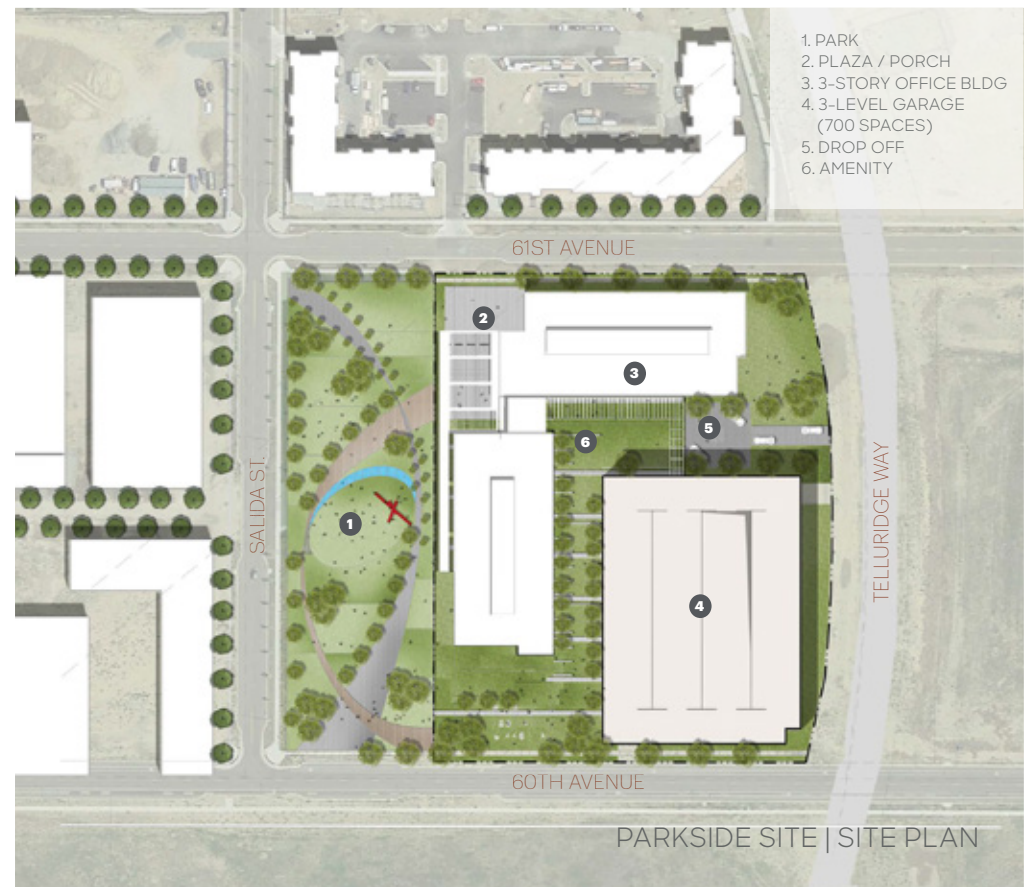
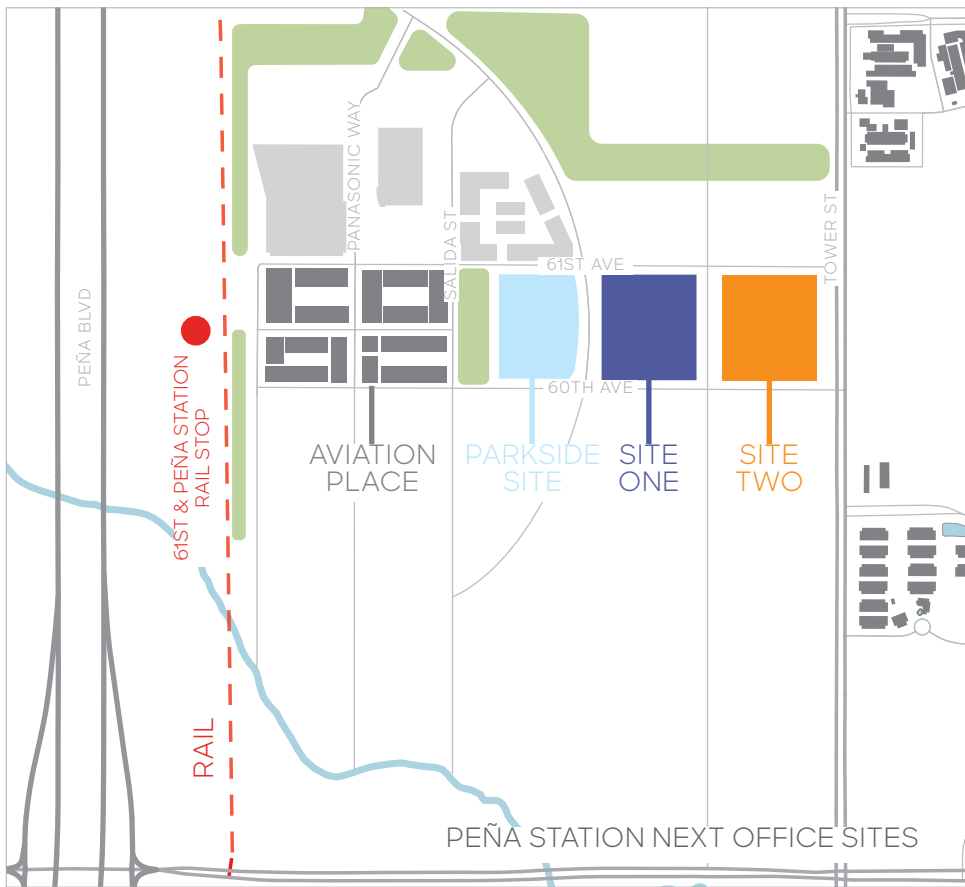
AVIATION PLACE AERIAL VIEW LOOKING EAST



PEÑA STATION NEXT MASTER PLAN

Peña Station NEXT development offers up to 1 million square feet of office and retail space with a section focused on corporations. With a range of sites available, we are able to deliver from 100,000 SF to 1 million SF projects.

All office space available can be built-out to best suit the company. Please refer to the specific planning we have done on the following pages of Aviation Place and Parkside Site.





AVIATION PLACE | ENTRY VIEW LOOKING EAST



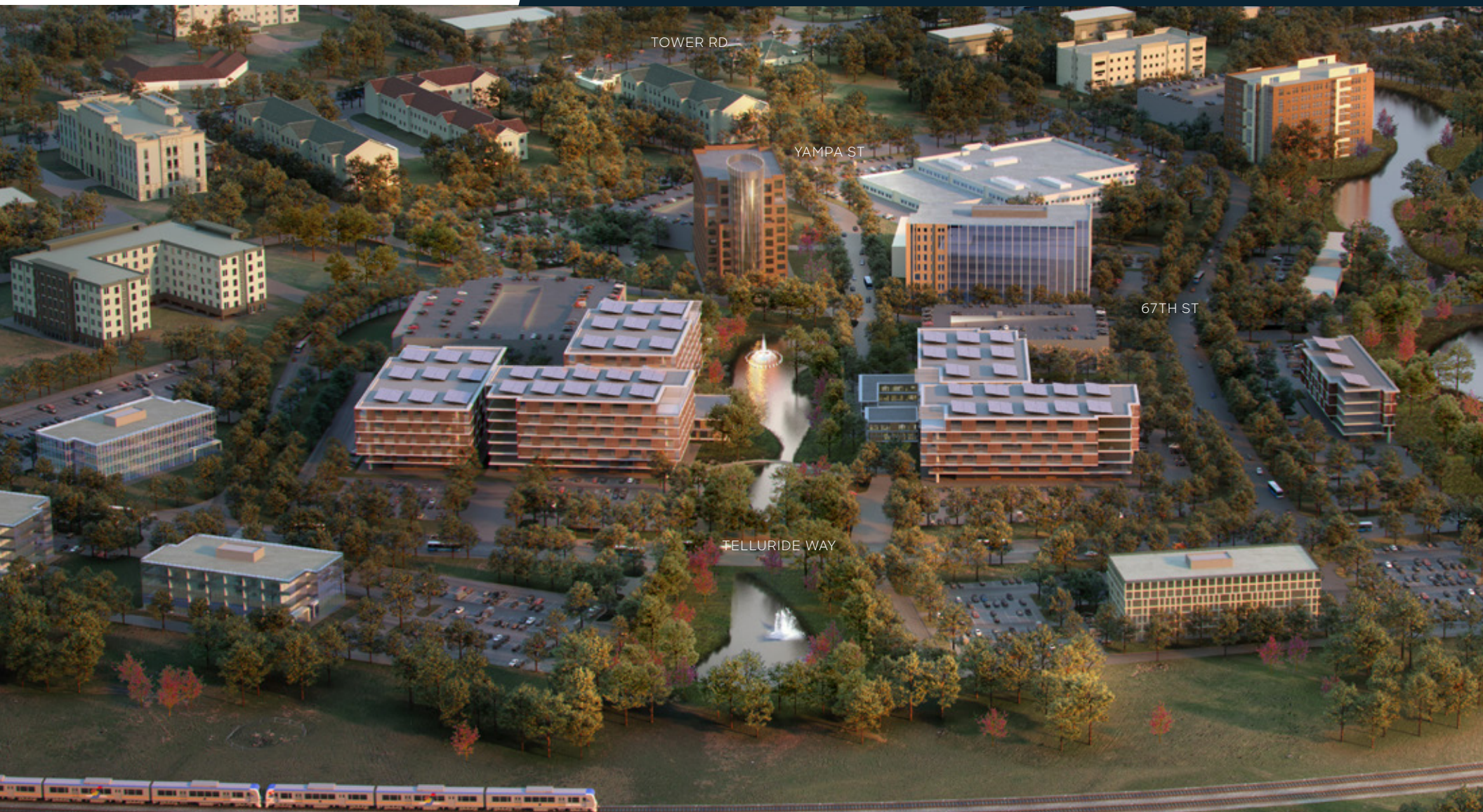
AVIATION PLACE & SALIDA STREET



AVIATION PLACE | AERIAL VIEW LOOKING WEST

PEÑA STATION NORTH

Peña Station NORTH, previously known as Denver International Business Center, is a 270-acre covenant-controlled, master-planned development designed to accommodate the corporate user wanting to locate their company at the front door of Denver International Airport. Peña Station NORTH has been thoughtfully designed to accommodate corporations who desire 5-acre to 50+ acre campus sites. A true mixed-use development, Peña Station NORTH is adjacent to Peña Station NEXT, Denver's first transit-oriented development with advanced technology.

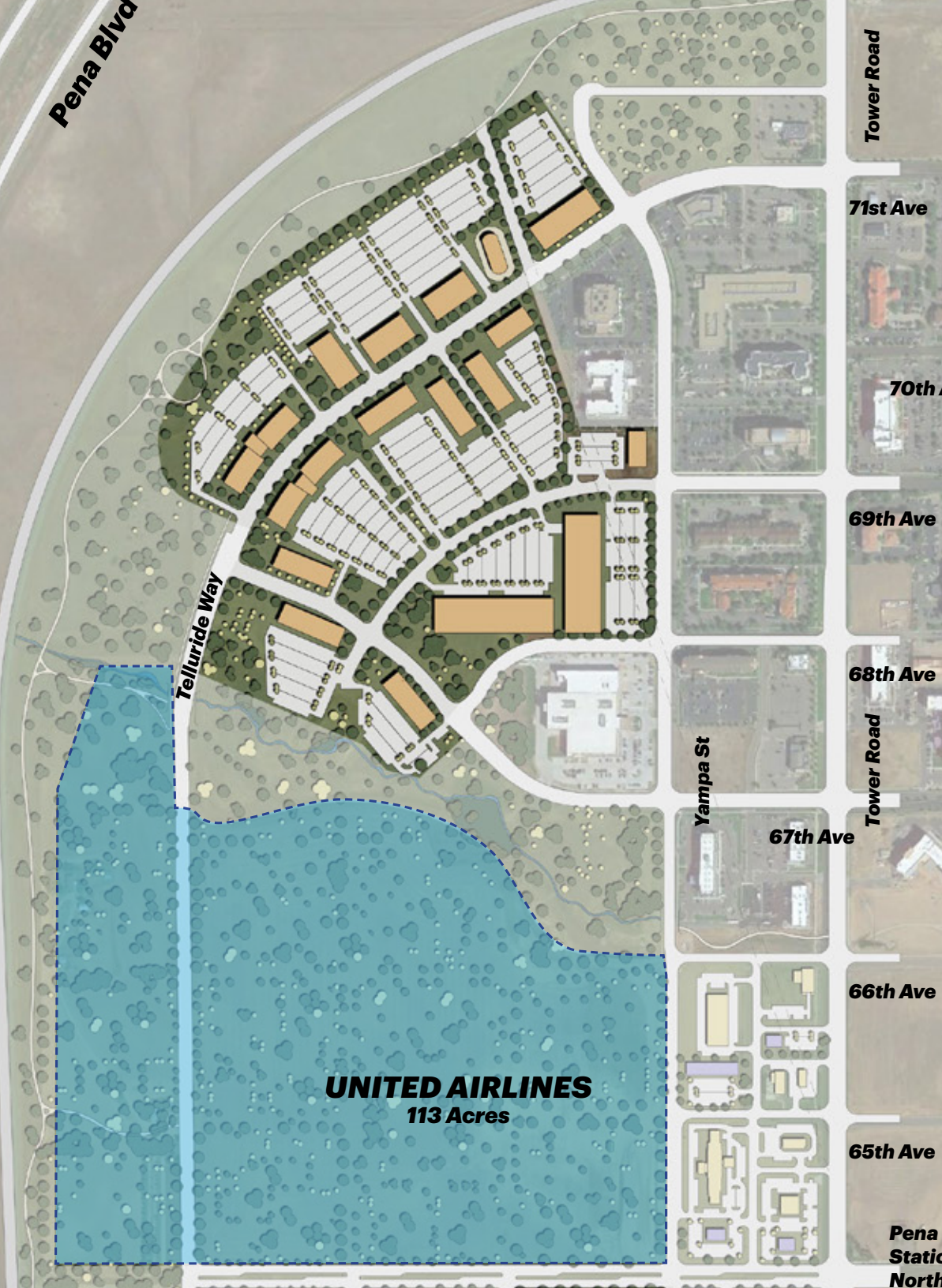




PEÑA NORTH BUILD-TO-SUIT DEVELOPMENT CONCEPT | LOOKING EAST



PEÑA NORTH BUILD-TO-SUIT DEVELOPMENT CONCEPT | LOOKING WEST



PEÑA STATION NORTH MASTER PLAN

The opportunities for development are immense at Peña Station NORTH. Development is available for a corporate campus, office space, hospitality and retail. Due to its ideal location—just minutes from Denver International Airport, the Denver Tech Center and downtown Denver—it is the perfect place for companies that desire access to global markets and metropolitan Denver businesses, with a local environment built for the future. Peña Station NORTH has 76 remaining covenant controlled acres ready for development for a corporate campus of office buildings and other build-to-suit opportunities.

Pena Blvd

Telluride Way

Tower Road

71st Ave

70th Ave

69th Ave

68th Ave

Tower Road

Yampa St

PEÑA STATION NORTH OFFICE



PEÑA STATION



Several partners are involved in the creation and success of Peña Station NEXT.



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