# PEÑA STATION

DENVER, COLORADO

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

KDC FULENWIDER NEWMARK

# 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 5th 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.

USA Today ranked Colorado as the number one best economy state, while Forbes ranked it as the best place for businesses and careers.

## 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

Peña Station is located between 60th Avenue and 72nd Avenue and Tower Road and Peña Boulevard. The development is easily accessible using the commuter rail that connects the entirety of Denver and is comprised of two transit-oriented communities, Peña Station NEXT and Peña Station NORTH. Incorporating advanced technology, smart grid clean energy and enhanced mobility, this new kind of community is a global showcase for integrating innovation into the fabric of cities – setting a new standard for smart, sustainable, connected living. 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, and where clean energy powers everything. 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 solutions to create open work environments or innovative solutions, including smart technology infrastructure, to deliver unmatched capabilities in this growing area.

VIEW TO THE MOUNTAINS FROM PEÑA STATION NEXT

**RETAIL**
Cutting edge restaurant, retail and entertainment opportunities

**MULTIFAMILY**
218 multifamily housing units call Peña Station NEXT home, with plans for 600 additional multifamily units

**HOTEL**
The 226-room Hyatt Place Hotel is also located in Peña Station NEXT, and is adjacent to the 61st and Peña Rail Stop

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

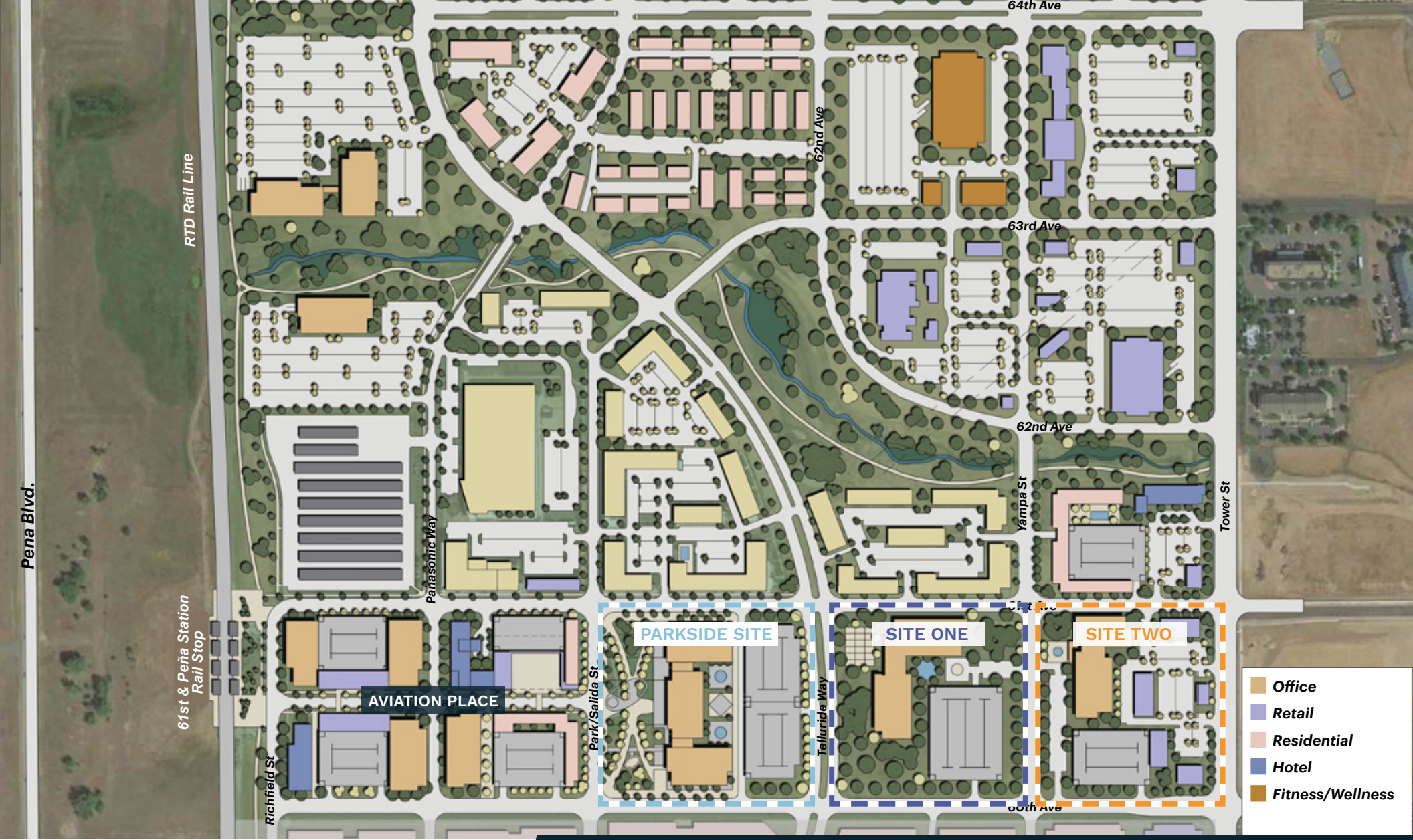
**PARKS + GREEN SPACE**
Peña Station has a connected network of trails for bikes and pedestrians, in addition to greenspace and parks throughout the entire community

**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

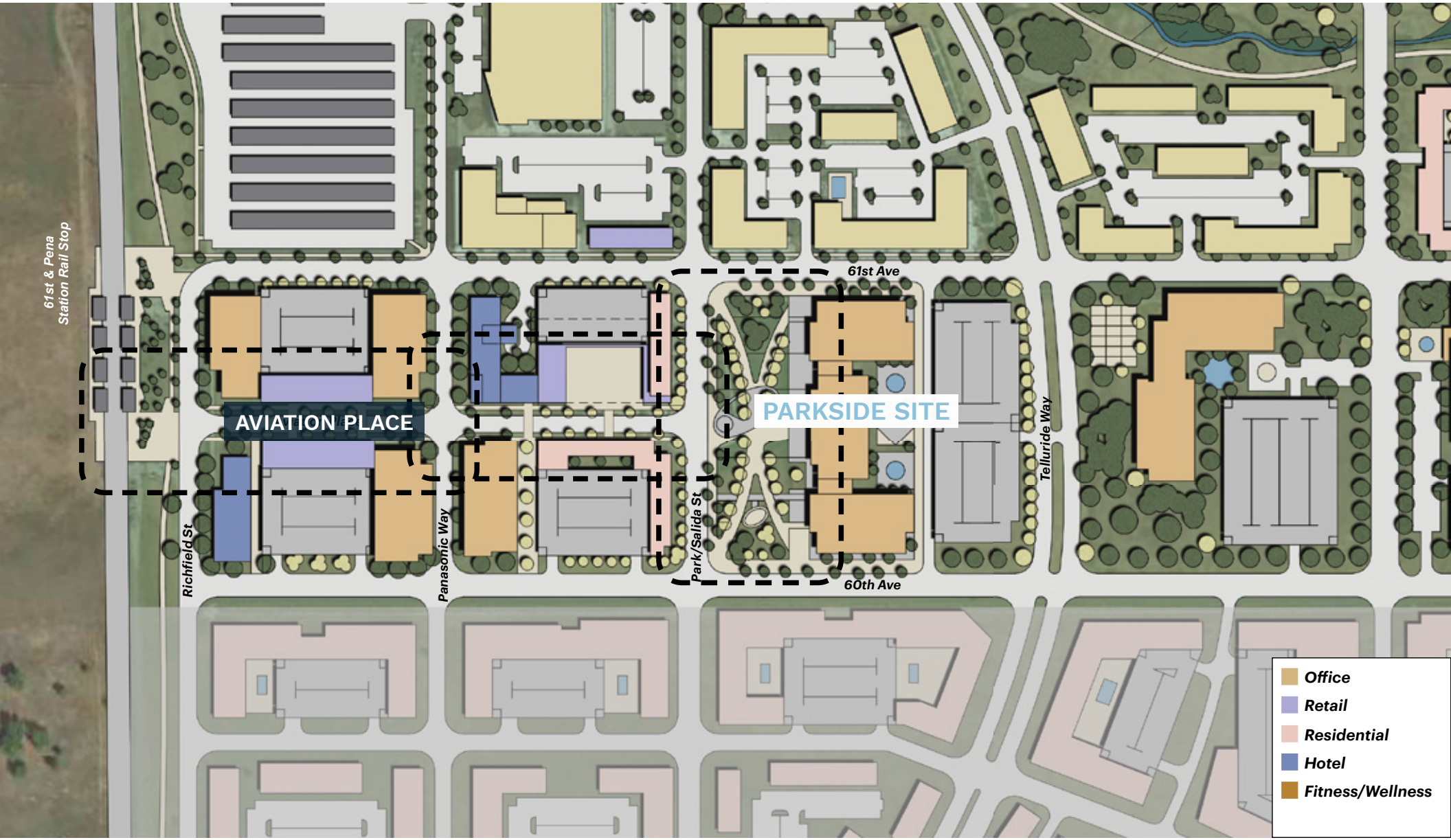


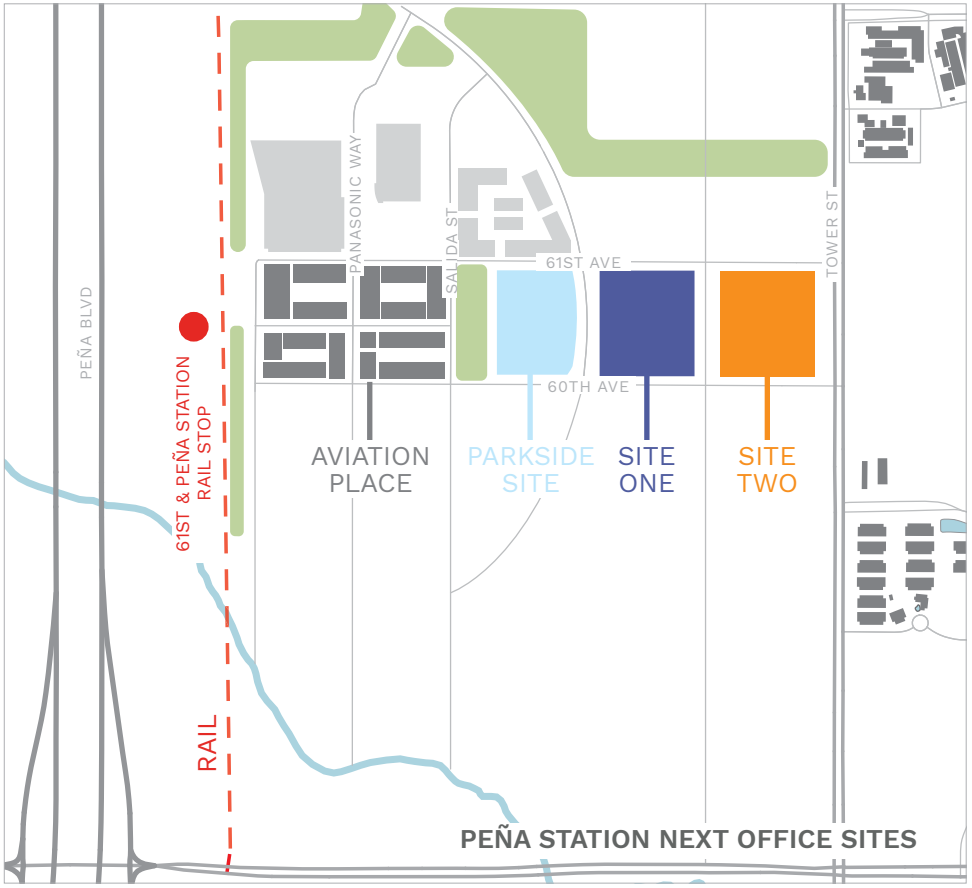

# PEÑA STATION NEXT MASTER PLAN

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 avaible, 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.

# PEÑA STATION NEXT OFFICE






PEÑA STATION NEXT OFFICE SITES

PARKSIDE SITE | SITE PLAN

OFFICE CONCEPT

PARKSIDE SITE | PARK PERSPECTIVE

## AVIATION PLACE STREET PLAN

In addition to the substantial amenities within the Peña Station mixed-use development, an abundance of amenities in the thriving Denver area, including hundreds of restaurants, retail stores, fitness studios and more, are only minutes away by commuter rail.

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 smart technology.

PEÑA STATION NORTH | AERIAL VIEW LOOKING EAST

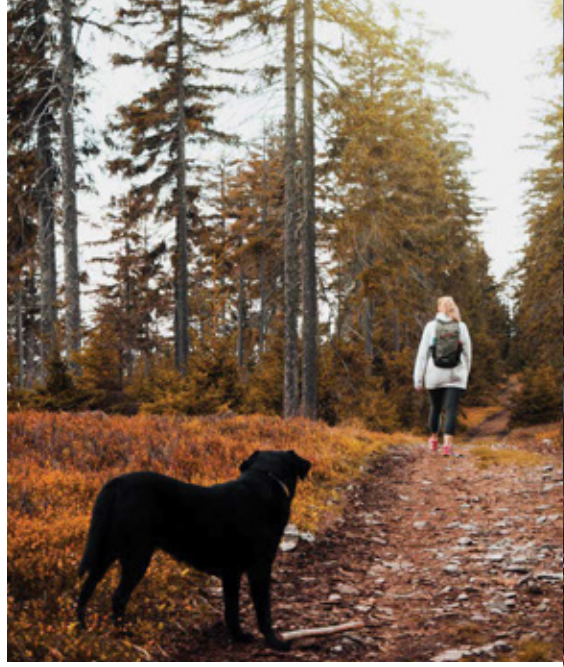
PEÑA NORTH BUILD-TO-SUIT DEVELOPMENT CONCEPT | LOOKING EAST

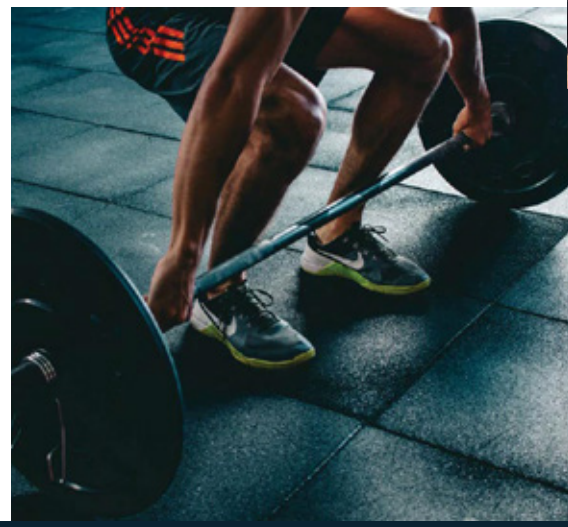
PEÑA NORTH BUILD-TO-SUIT DEVELOPMENT CONCEPT | LOOKING WEST

# 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 over 200 remaining covenant controlled acres ready for development for a corporate campus of office buildings and other build-to-suit opportunities.

# PEÑA STATION NORTH OFFICE





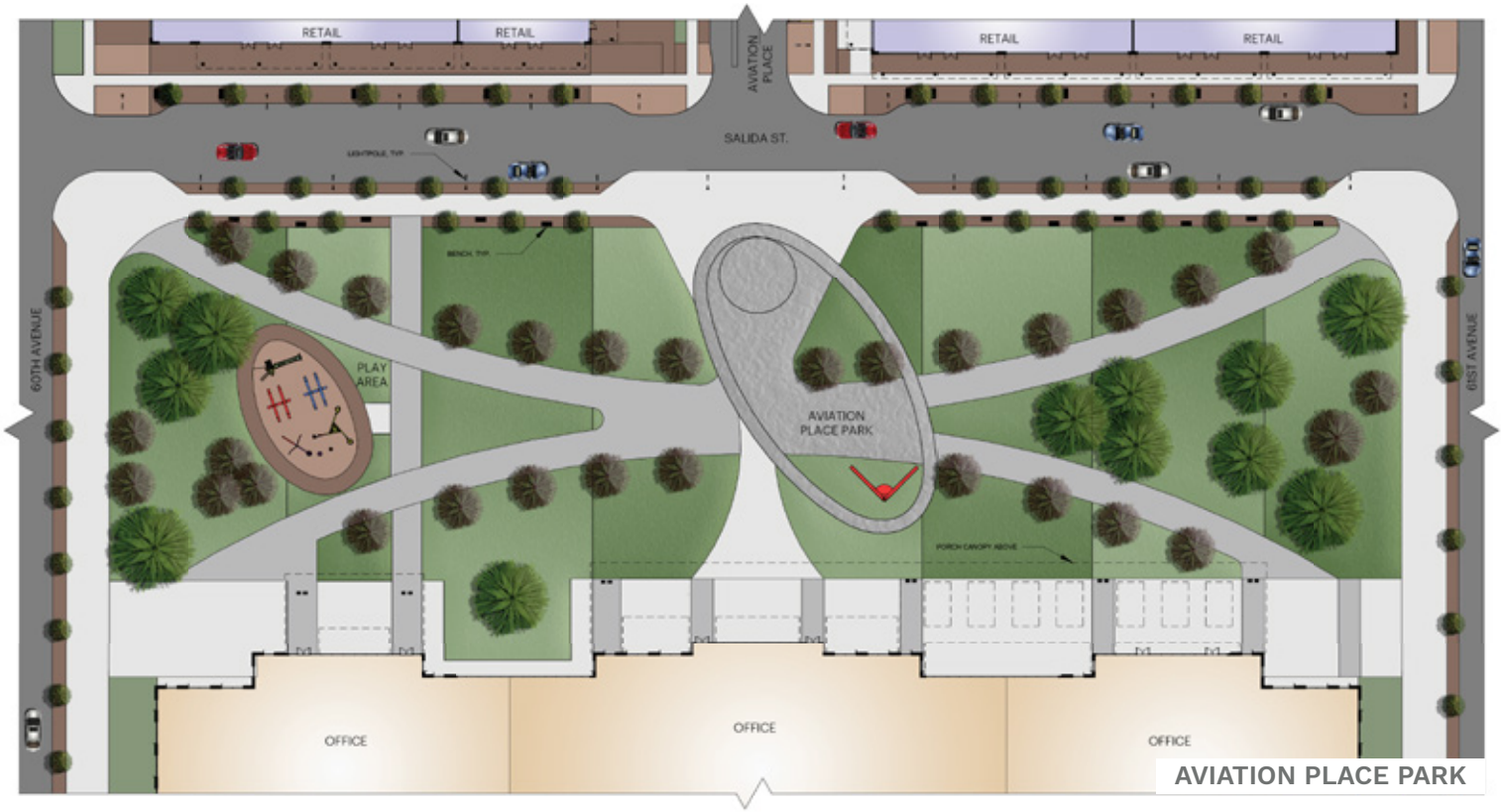
# UNPARALLELED AMENITIES

With smart technology fully integrated and connected into Peña Station's infrastructure and fabric, the development will provide an opportunity to experience something new and unique, and this is clearly evidenced through the various amenities and features of Peña Station.

## DEVELOPMENT FEATURES

Peña Station was designed to be community centric and transit-oriented as the next generation of mixed-use developments, and at the heart of this design is:

- Integrated and connected community
- Smart-grid clean energy
- Enhanced mobility and walkability
- Parks and green space
- Trails for bikes and walking




AVIATION PLACE PARK

# PEÑA STATION

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

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