

PEÑA STATION



— DENVER, COLORADO —

DENVER'S PREMIER TRANSIT-ORIENTED DEVELOPMENT

A RANGE OF CORPORATE  
BUILD-TO-SUIT OPPORTUNITIES



NEWMARK

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## Single story tech/flex



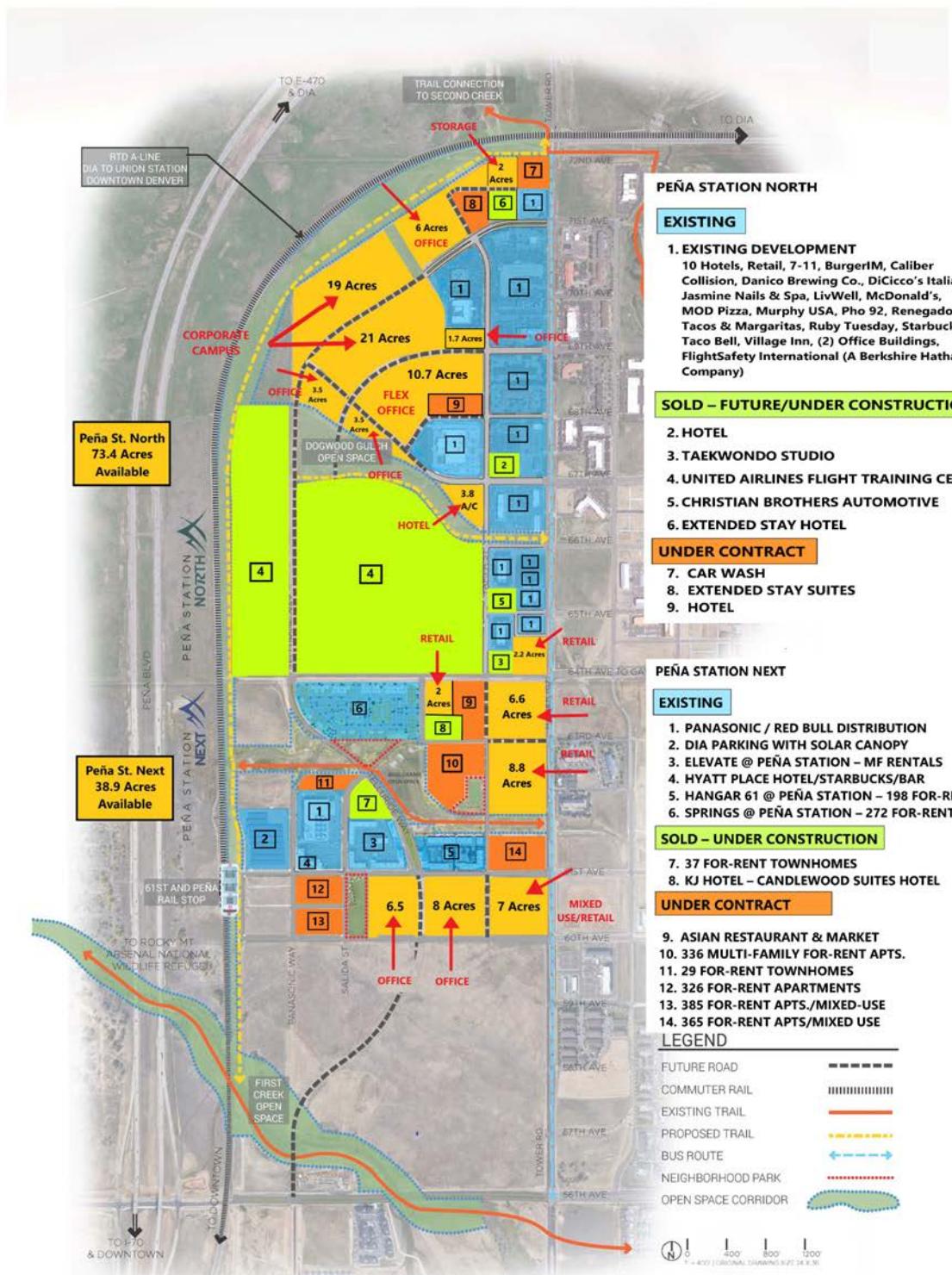
## Single-story high bay



4-story- 100K value office



Aviation Place Concepts





#### 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



**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



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

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