

TECH FLEX  
1  
STORY



Denver's Premier Transit-Oriented Development

NEWMARK

FULENWIDER

KDC

## NORTH SITE

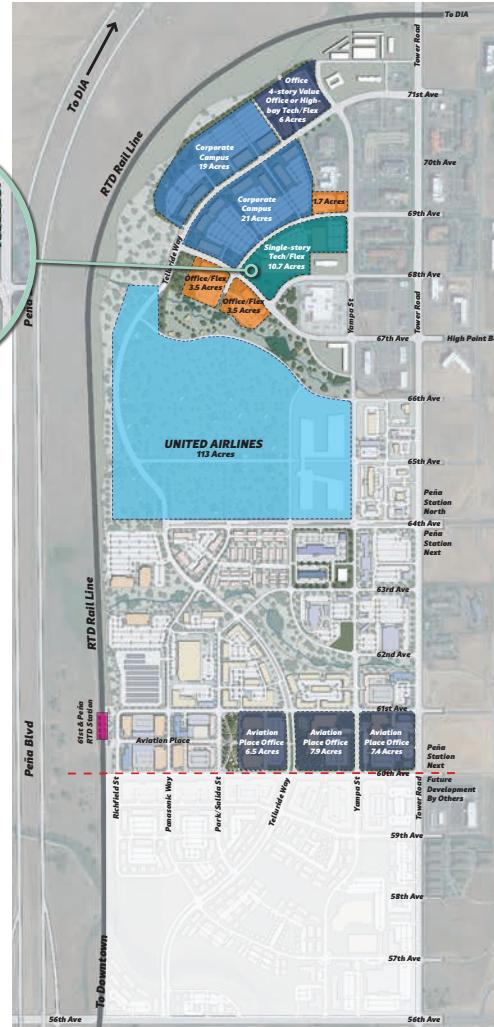
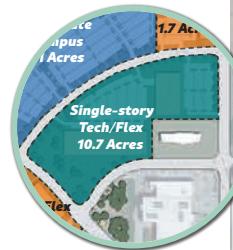
SITE AREA: 4.65 Acres

OFFICE: 20,000 S.F. @ 1 Floor 20,000 S.F.

WAREHOUSE: 60,000 S.F. @ 1 Floor 60,000 S.F.

SITE TOTAL S.F. 80,000 S.F.

PARKING: Surface Parking 80 Cars



## SOUTH SITE OPTION A

SITE AREA: 6.05 Acres

PHASE I OFFICE: @ 1 Floor 20,000 S.F.

PHASE II OFFICE: @ 1 Floor 60,000 S.F.  
TOTAL S.F. 80,000 S.F.

PARKING: Surface Parking 80 Cars

- Build-to-Suit development services provided by KDC
- For lease or for sale options available
- TOD development opportunities minutes from Denver International Airport
- Conveniently located at the 61st & Peña RTD Commuter Rail Station
- Abundant amenities at Peña Station and along Tower Rd
- Flexible commercial zoning allows for a range of uses



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

### CRE ADVISORY FIRM

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