



PEÑA STATION

— DENVER, COLORADO —

TECH FLEX

1 STORY



Denver's Premier Transit-Oriented Development

NEWMARK

FULENWIDER

KDC

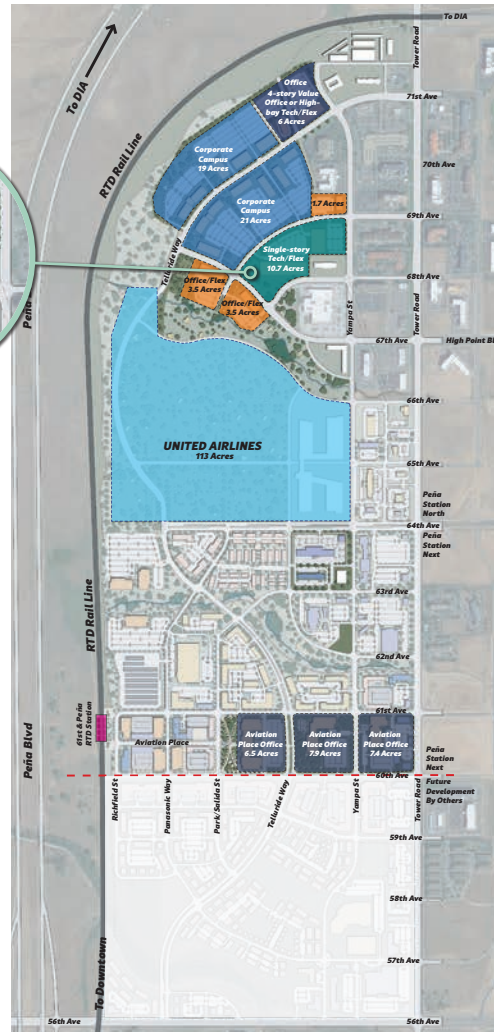
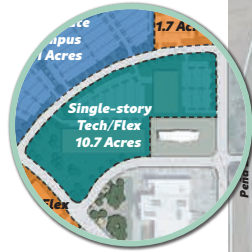
## NORTH SITE

**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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