

PEÑA STATION 

DENVER'S SMART TRANSIT-ORIENTED MIXED-USE DEVELOPMENT

AT THE FRONT DOOR OF
DENVER INTERNATIONAL AIRPORT





PEÑA STATION NEXT

ADVANCING THE STANDARD FOR
NET-ZERO ENERGY, MOBILITY, AND WELLNESS

www.penastationnext.com

- ▶ At the 61st & Peña University of Denver A-Line rail stop
- ▶ Transit-oriented, mixed-use development on 220 acres
- ▶ Developed by L.C. Fulenwider, in partnership with Denver International Division of Real Estate (DEN) and Panasonic Enterprise Solutions
- ▶ Modeled upon smart city concepts, delivering next generation technology
 - Robust Fiber Backbone
 - Unique Sense of Community
 - Clean Energy – First Microgrid West of the Mississippi
 - Mobility
 - 1 million SF of Commercial Space Opportunities
 - 300,000 SF of Retail Opportunities
 - 1,500 Resident Opportunities
 - Hospitality Opportunities
 - Medical Office Building Opportunities
 - Easily Accessible from A-Line Commuter Rail Stop to Airport and Downtown Denver
 - A Smart, Sustainable and Connected Community – Live/Work/Play

INTRODUCING



INTRODUCING

PEÑA STATION NORTH

www.penastationnorth.com

- ▶ Located between 64th and 72nd Avenues on Tower Road, and adjacent to Peña Station NEXT
- ▶ Covenant-controlled, mixed-use development on 270 acres
- ▶ Corporate campus development possibilities (up to 50+ acres), at the front door of Denver International Airport
 - 5th Busiest Airport in the U.S.
 - 3.5 Billion capital improvement plan in process
- ▶ Accessibility and Infrastructure Combine to Create a Community
 - Hotels, restaurants and service retailers established
 - Mobility Options via a vast network of trails and open space, major roadways and a dynamic regional transit system
- ▶ Affordability in a master-planned environment – Denver's business-friendly tax environment provides affordable options for corporate relocations
- ▶ Berkshire Hathaway's, FlightSafety International, is currently expanding its facility at Peña Station NORTH
- ▶ New project openings include: Starbucks, 7-11, BurgerIM, Hilton's Homewood/Tru Suites and Wingate by Wyndham



Courtyard by Marriott @ Peña Station NORTH



Newmark
Knight Frank

LOCATION AERIAL



Peña Station to Airport - 12 Minutes



TOWER ROAD



PEÑA STATION
NEXT



PEÑA STATION
NORTH



COMMUTER RAIL

E 64TH AVE

ELEVATE
BY HYATT REIT

Panasonic



E 60TH AVE



Existing
Park-n-Ride

Peña to Union Station - 28 Minutes

AFFORDABLE LIVING



CONVENTION CENTER

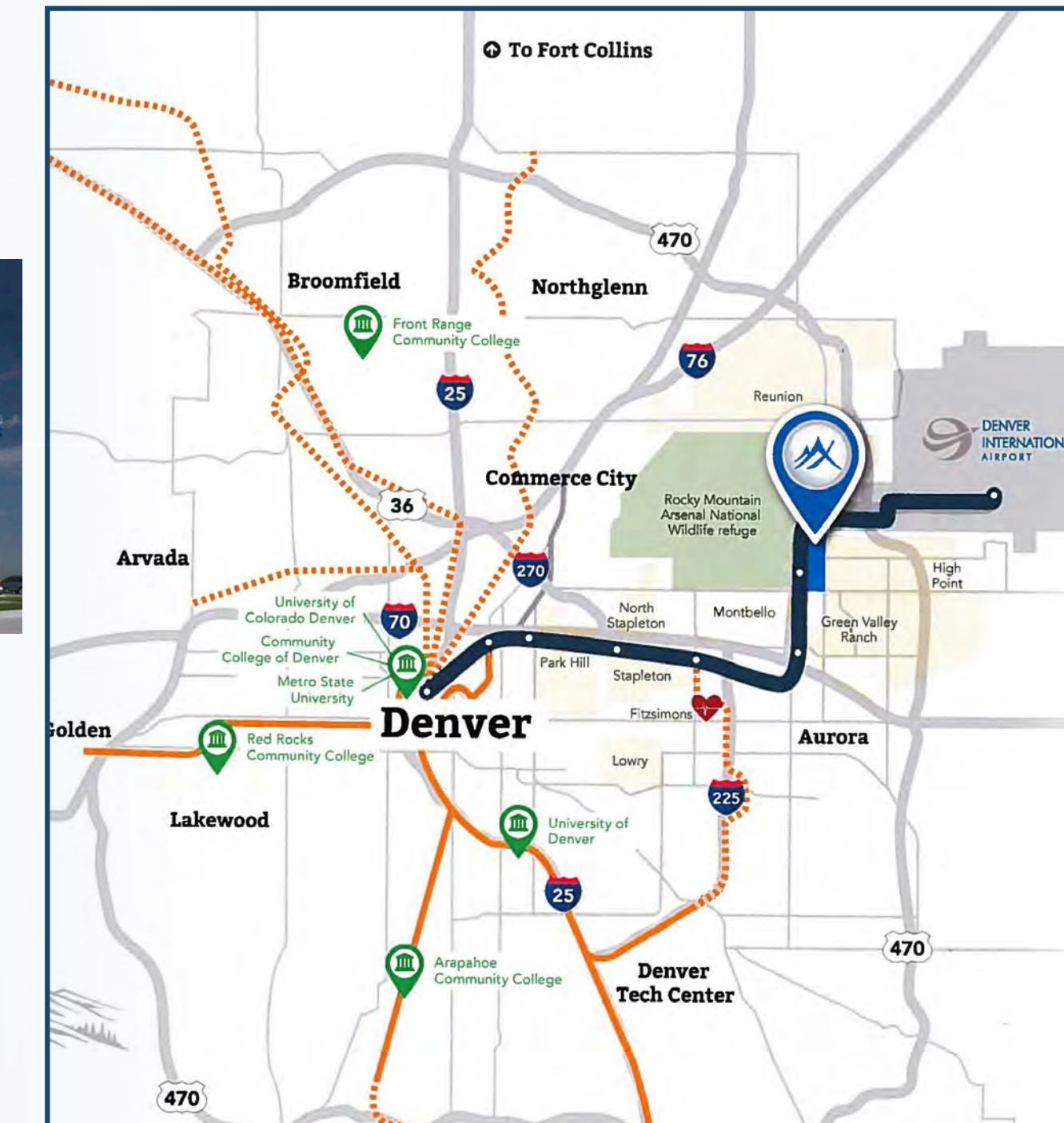


COMMUTER LINE ACCESS

LOCATION



AREA AMENITIES



PEÑA STATION

400+ Acres of Commercial Property Strategically Positioned at the Front Door of Denver International Airport



DENVER INTERNATIONAL AIRPORT



Located at the front door of Denver International Airport (DEN), Peña Station NEXT is only 12 minutes by train to the fifth-busiest airport in the U.S.—serving more than 200 destinations nonstop, including 25 direct international routes. Regionally, Peña Station NEXT is 28 minutes to downtown Denver, 26 minutes to the Denver Tech Center and 40 minutes to Boulder. When you're at Peña Station, you're just minutes to anywhere in the world.

- ▶ **24 Passenger Airlines**
- ▶ **1,600 Flights Daily**
- ▶ **200+ Destinations**
- ▶ **5th Busiest in the U.S.**
- ▶ **20th Busiest in the World**
- ▶ **\$3.5 Billion Capital Improvement Plan**
- ▶ **\$26.3 Billion Annual State Impact**
- ▶ **35,000 On-Site Employees**

PANASONIC IS SMART CITY TECHNOLOGY



Panasonic® CITY NOW

The entire development of Peña Station NEXT is tech-enabled, allowing for visual and control technology to allow any user in the space to enjoy technology assisted living.

- Sustainable Energy Solutions
- Community WiFi
- EV Charging
- Environmental "Fitbit" to Monitor Air Particles, Solar, Noise, Temperature and Humidity
- Clean Energy Microgrid



SOLAR PARKING CANOPY



AUTONOMOUS SHUTTLE



COMMUNITY WIFI @ PEÑA STATION NEXT



Newmark
Knight Frank

EXISTING RESTAURANTS & HOTELS



MULTI-FAMILY HOUSING

ELEVATE
@ PEÑA STATION



218 APARTMENT UNITS (DEVELOPED BY MGL PARTNERS)

81% LEASED IN UNDER SIX MONTHS

69% OCCUPIED SINCE FIRST DELIVERY 3/12/2019

40% LESS RENTAL RATES THAN DOWNTOWN DENVER

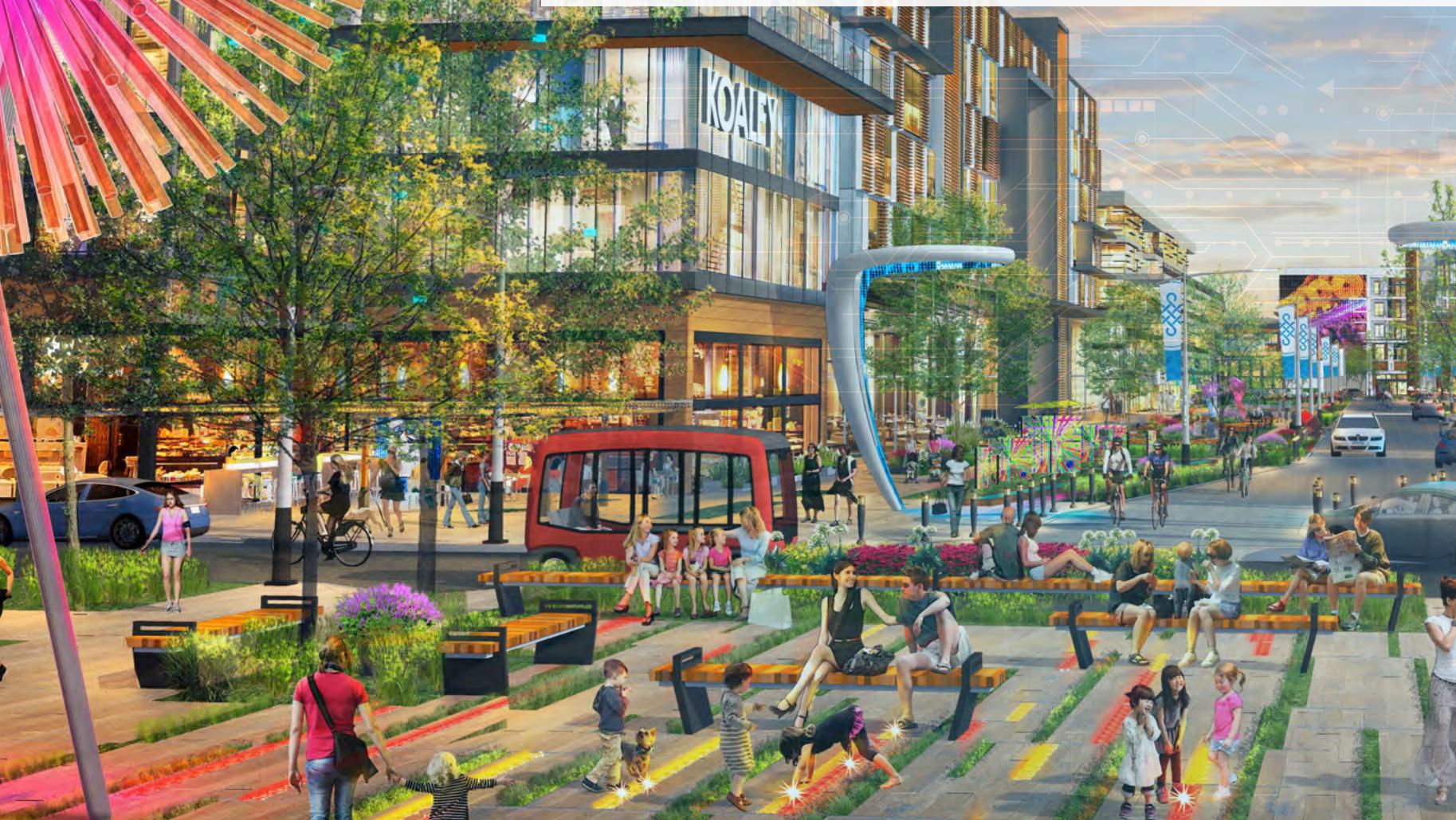
25% OF UNITS DESIGNATED AS AFFORDABLE WORKFORCE HOUSING



MEET THE PARTNERS OF PEÑA STATION!

PEÑA STATION NEXT IS A COLLABORATIVE PROJECT.

Creating a place this NEXtraordinary requires strong partnerships. From public transportation to world-renowned businesses to industry thought leaders, our strategic relationships are helping to bring to life the vision of Peña Station NEXT.





PEÑA STATION IS
IN THE NEWS

DENVER
BUSINESS JOURNAL

SOLAR
MAGAZINE

CoStar™

PLAINS TO PANASONIC:
"How Peña Station Could Shape The Future"

Read the latest news at:
penastationnext.com/news/
penastationnorth.com

FULENWIDER
HISTORY LAND PEOPLE VISION
Panasonic

PEÑA STATION



DENVER'S SMART TRANSIT-ORIENTED MIXED-USE DEVELOPMENT

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