

PEÑA STATION 

DENVER'S SMART TRANSIT-ORIENTED MIXED-USE DEVELOPMENT

AT THE FRONT DOOR OF
DENVER INTERNATIONAL AIRPORT





Activated Peña Station NEXT

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

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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

LOCATION AERIAL



Peña Station to Airport – 12 Minutes



PEÑA STATION NEXT

PEÑA STATION NORTH

TOWER ROAD

E 64TH AVE

Panasonic

HYATT PLACE



COMMUTER RAIL

PEÑA BOULEVARD



Existing Park-n-Ride

E 60TH AVE

Peña to Union Station – 28 Minutes

E 56TH AVE

AFFORDABLE LIVING

AREA AMENITIES

Elevate Apartments @ Peña Station NEXT



LOCATION

FlightSafety International @ Peña Station NORTH



CONVENTION CENTER



Gaylord Rockies Resort & Convention Center

A Line Commuter Line Transit to Downtown Denver & Denver International Airport v

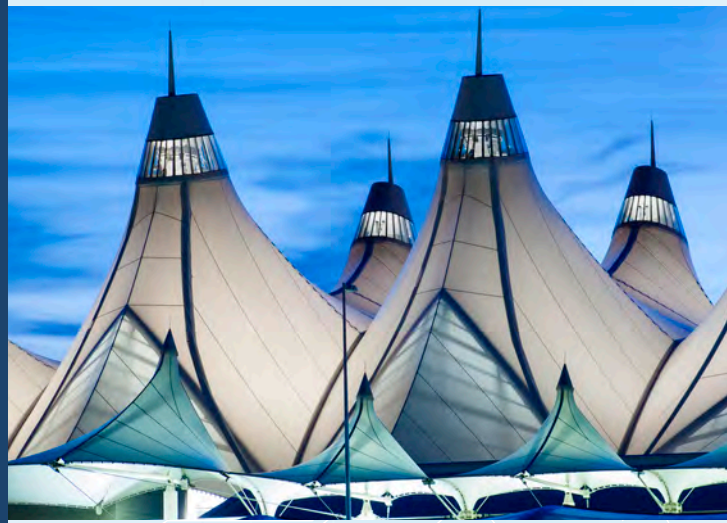


COMMUTER LINE ACCESS



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

EXISTING RESTAURANTS & HOTELS



MULTI-FAMILY HOUSING

ELEVATE
@ PERA 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

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