



fitzsimons
Innovation Community

COLORADO'S PREMIER LIFE SCIENCE CAMPUS



CONCEPTUAL RENDERING

LAB AND OFFICE SPACE FOR LEASE

INNOVATION THRIVES IN COMMUNITY

Fitzsimons Innovation Community is where research, business and academia converge. Home to over 100 life science companies, the campus connects visionaries with world-class resources, collaboration opportunities, and the region's leading medical research institution.



410,000 SF of lab and office space



125 acres ready for future development



Direct access to University of Colorado Anschutz Medical Campus



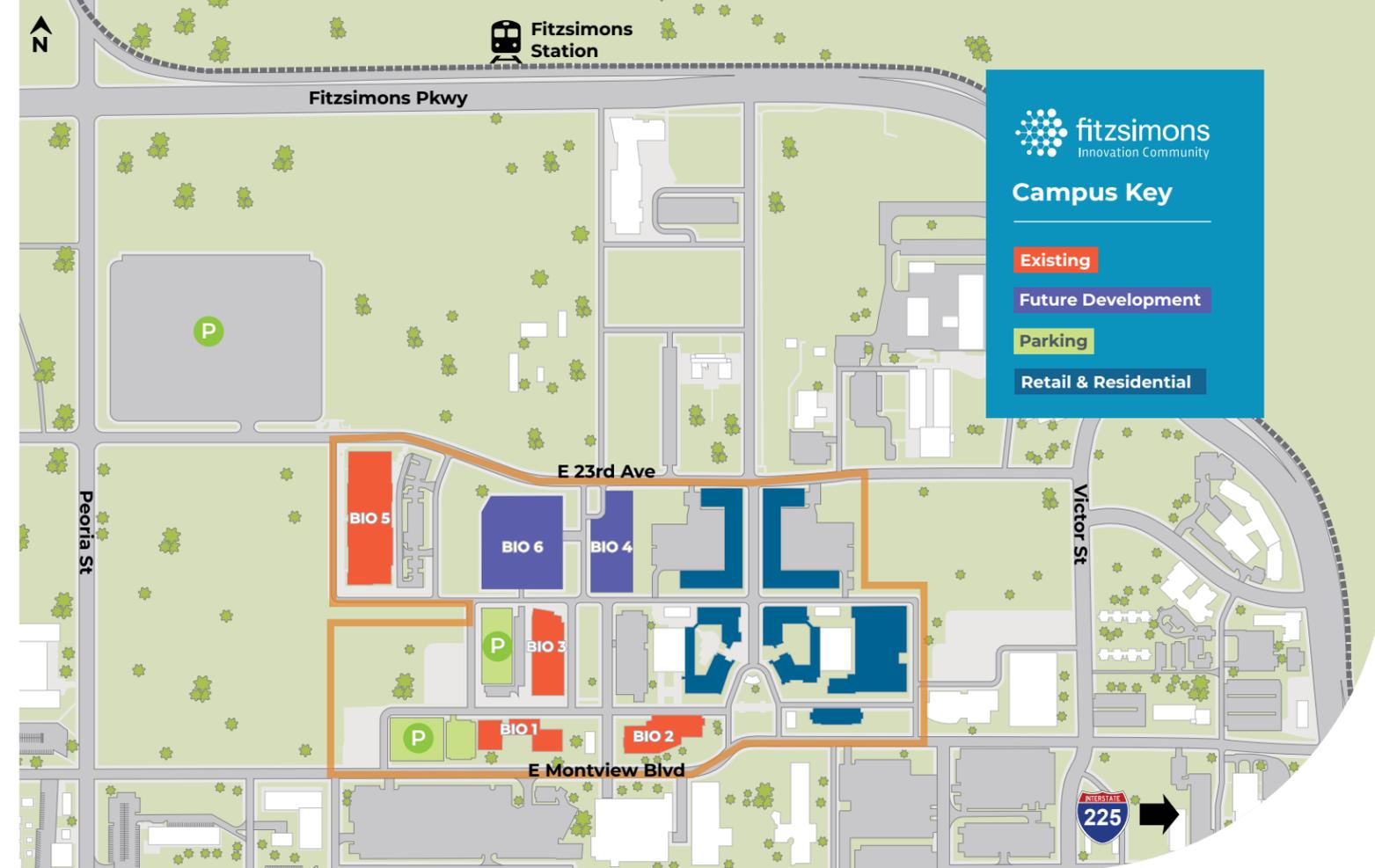
Shared conferencing, café, and outdoor amenity areas



Access to public transportation and nearby retail and residential



Collaborative community designed for life science growth



Fitzsimons Innovation Community received approval for entitlements for more than 7 million SF of office and commercial space and more than 7,000 residential units at full buildout

CAMPUS

- + Bioscience 1 - 97,000 SF
- + Bioscience 2 - 106,000 SF
- + Bioscience 3 - 117,000 SF
- + Bioscience 4 - Future
- + Bioscience 5 - 90,000 SF (shell)
- + Bioscience 6 - Future
- + Total - 410,000 SF



Highway Access

- + Immediate connectivity to I-225 and I-70 for seamless regional access.
- + Quick routes to Denver, DIA, and the greater metro area.



Light Rail Access

- + Served by two RTD light rail stations: Fitzsimons Station and Colfax Station.
- + Direct, car-free access to Denver, the Tech Center, and airport connections.



Colfax BRT (Bus Rapid Transit)

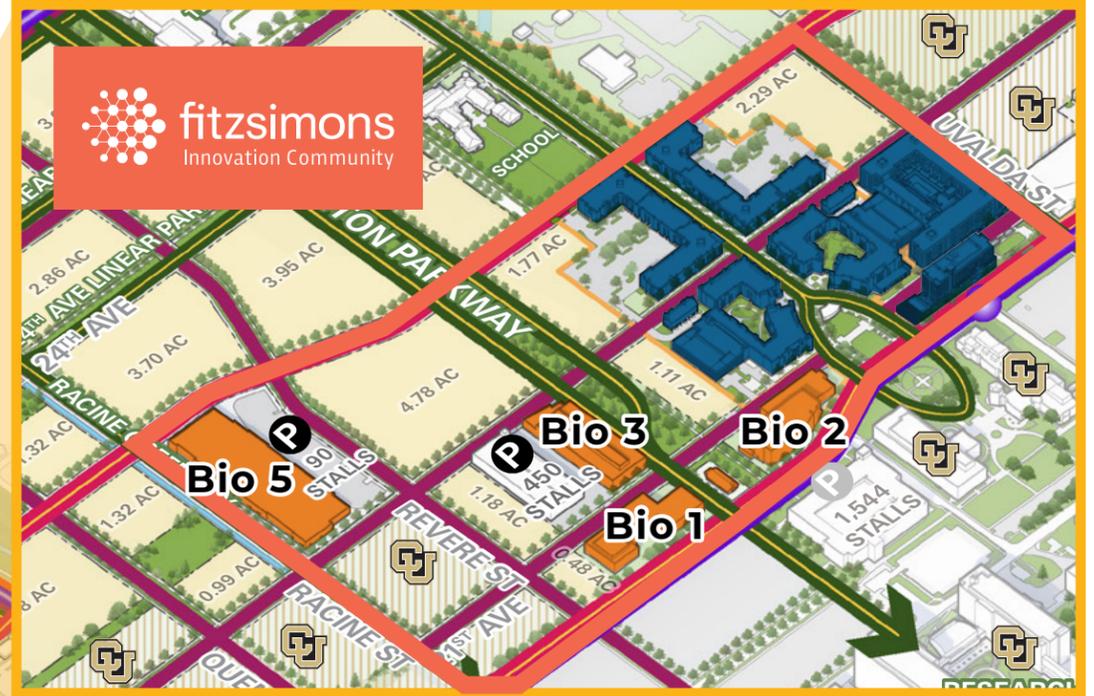
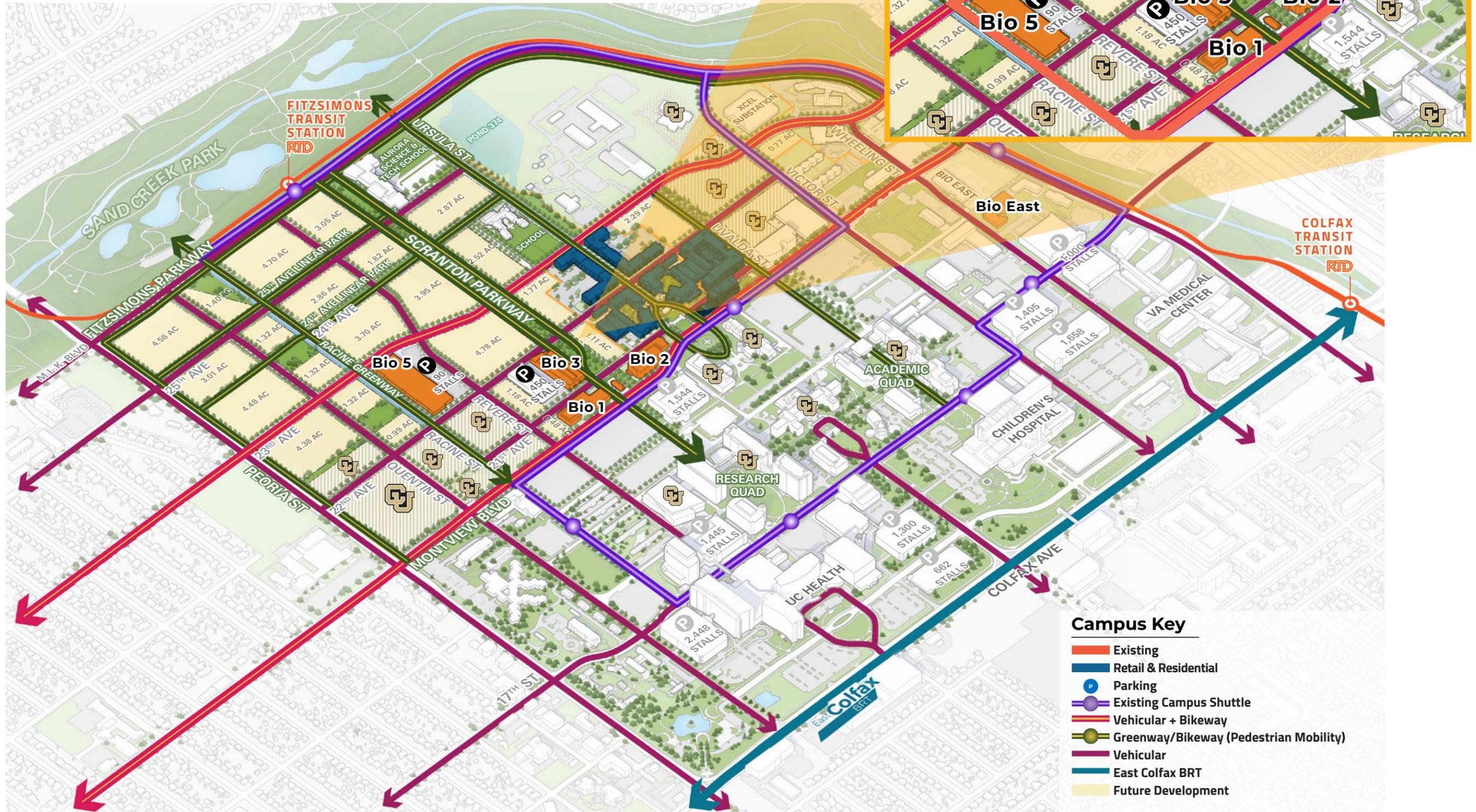
- + Future Colfax BRT line planned east of I-225, improving regional mobility.
- + High-frequency, rapid service with rail-style features and reduced travel delays.
- + Part of CDOT's new BRT program focused on faster, more reliable, community-driven transit.



CONCEPTUAL RENDERING

MIXED-USE CAMPUS CORE

The foundation of the community is the established mixed-use core, with residences, retail and gathering places complementing world-class research and lab office facilities. With room to grow, the community offers a variety of near-term development opportunities, flexible space in existing buildings, and projects underway.

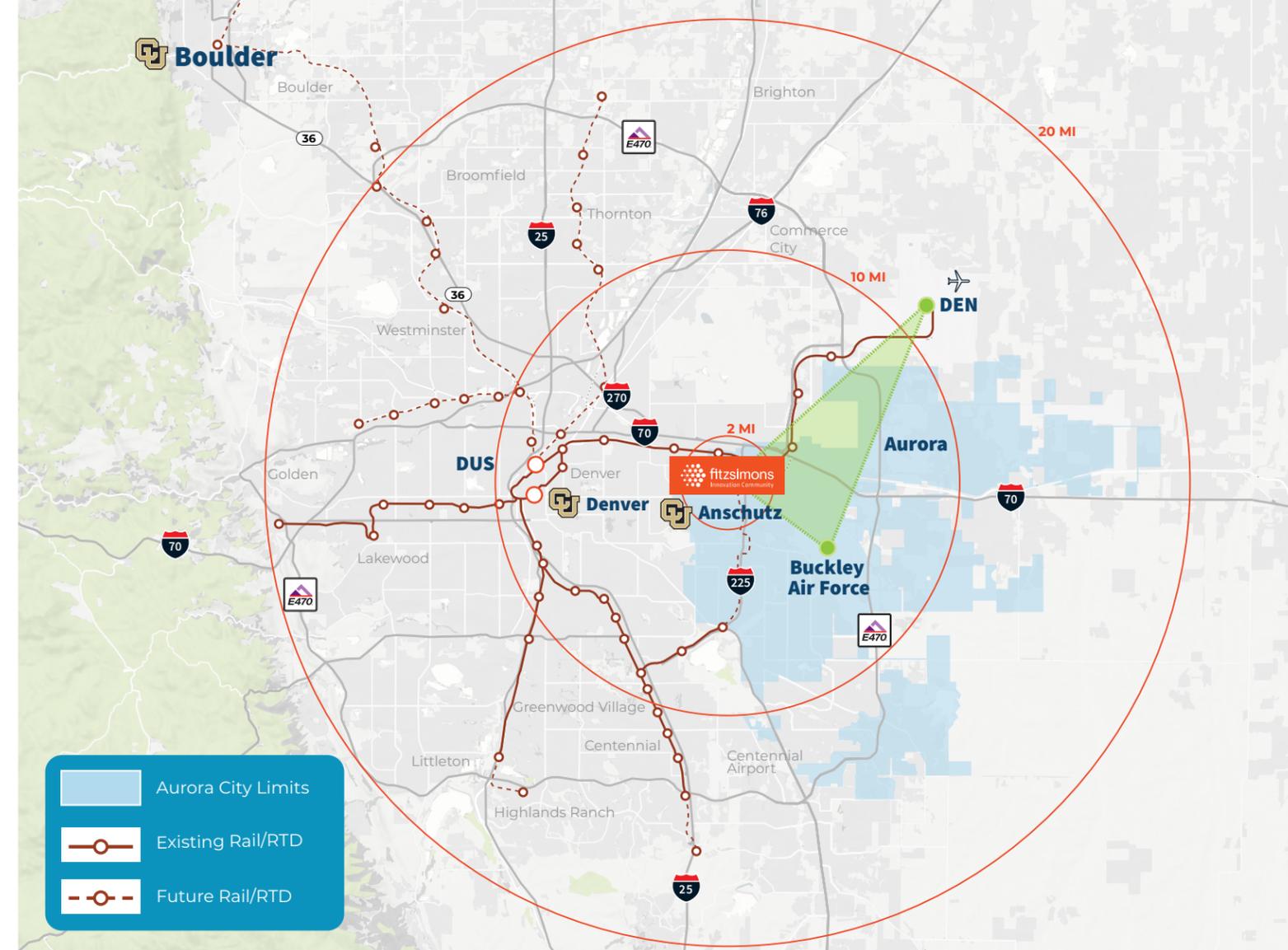


THE NEXT GENERATION OF LIFE SCIENCE TALENT

DEEP AND EXPANDING TALENT POOL

Fitzsimons Innovation Community sits at the center of one of Colorado's largest and fastest-growing life science labor pools. Anchored by the University of Colorado Anschutz Medical Campus and major healthcare institutions, the campus benefits from a significantly larger lab-trained workforce, a younger talent pipeline, and a more attainable cost of living. With a high concentration of renters and more affordable home values relative to other Front Range innovation hubs, Fitzsimons offers companies a sustainable advantage—supporting recruitment, retention and long-term growth without compromising proximity to world-class research and clinical partners.

	Fitzsimons Innovation Community	Boulder
 Lab Workforce	102,087 workers	59,916 workers
 Generation Z Population	432,033	154,319
 Total Renter Occupied HUs (2025)	360,866	93,330
 Median Home Value	\$621,727	\$712,586



Colorado's 3rd largest city, Aurora is the heart of the region's Bioscience Cluster - located within 20 minutes of Downtown Denver, RiNo, the Denver Tech Center and Denver International Airport. Business connectivity and the best of the Colorado lifestyle offer key incentives for attracting and retaining top talent.





WORKSPACE WITH A COMPETITIVE EDGE

Fitzsimons Innovation Community sits in both a Colorado Enterprise Zone and a Qualified Opportunity Zone—delivering powerful incentives that lower costs and accelerate growth.

Enterprise Zone Benefits

- Up to 3% credit on new equipment and capital investments
- \$1,100 credit per net new employee
- 12% training credit on eligible employee development
- 3% credit on increased R&D spending

Opportunity Zone Benefits

- Defer capital-gains taxes by investing through an Opportunity Fund
- Eliminate tax on future gains after a 10-year hold



Enterprise Zone & Opportunity
Zone Advantages



COLORADO
Office of Economic Development
& International Trade

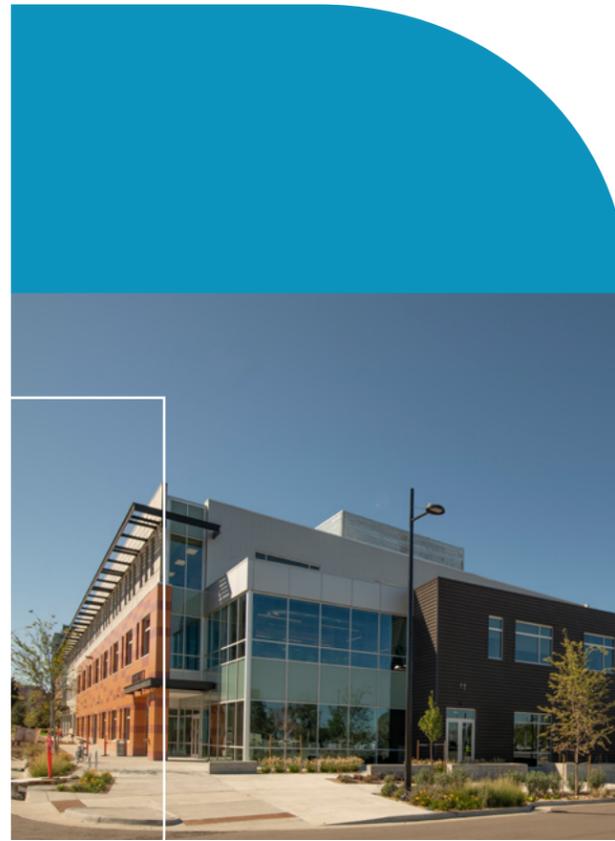
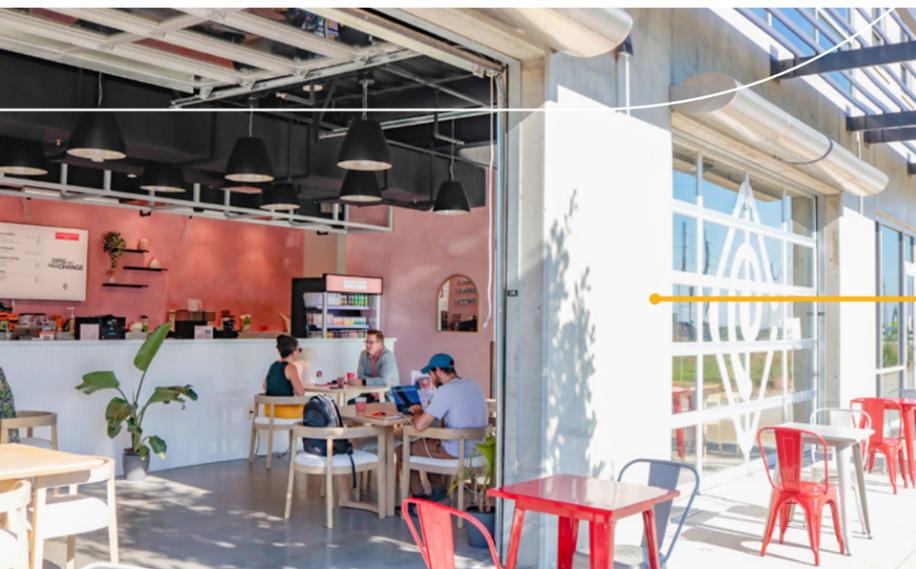
BIOSCIENCE 3

Bioscience 3 offers 117,000 square feet of highly adaptable lab, office, and manufacturing space—built for companies ready to scale or seeking a state-of-the-art home for a growing business. With customizable environments and robust infrastructure, it provides the flexibility teams need to advance from early innovation to full operations.

- ✓ Build-to-suit labs, office suites and flexible manufacturing space
- 🏠 117,000 SF, three-story building
- 📍 2115 N Scranton St, Aurora, CO 80045
- 📐 38,000 SF typical floor plate
- 🏗️ 14' floor-to-floor height
- ⬆️ 11'9" ceiling height
- 🅑 900 parking spaces

Amenities

- + High speed internet
- + 100-seat auditorium & two conference rooms with A/V
- + Event and reception area
- + Kitchen, break areas and cafe with outdoor seating
- + Two emergency backup generators
- + On-site building management
- + Secure 24/7 building access



CHANGE PLEASE COFFEE

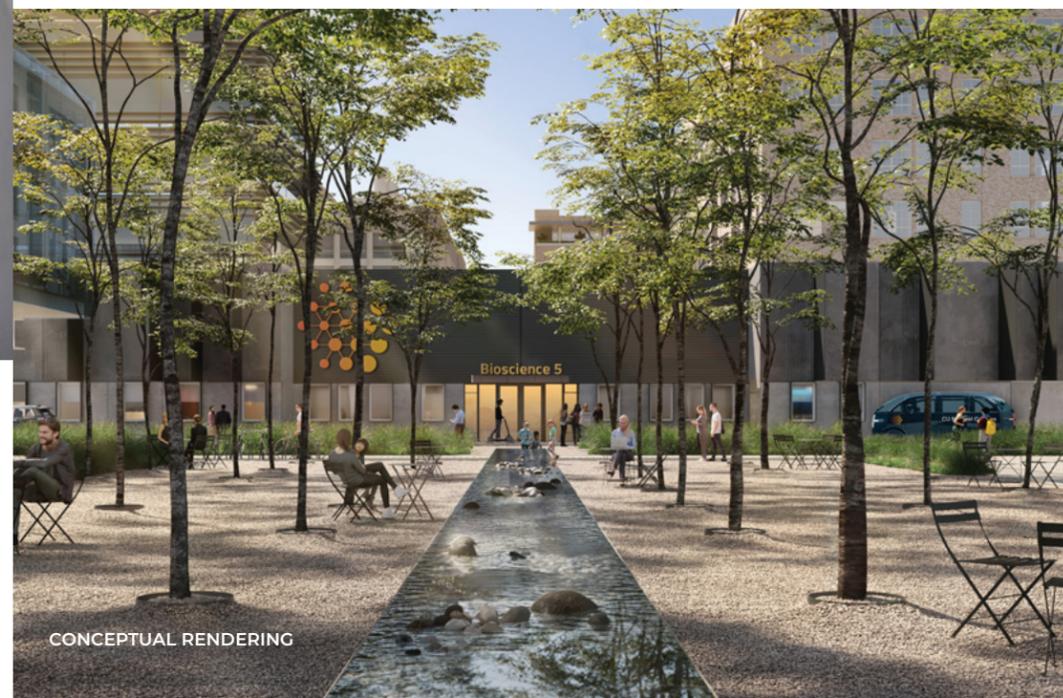
Craft coffee, campus convenience & community impact — right on site

Learn more at changeplease.org

BIOSCIENCE 5

Bioscience 5 is the campus's first purpose-built commercial manufacturing facility—engineered for full-scale cell and gene therapy production. Offering customizable, high-performance space, it empowers companies to advance breakthroughs and accelerate industry-shaping therapies.

- ✓ Build-to-suit labs, office suites and flexible manufacturing space
- 🏠 90,000 SF, one-story building
- 📍 2251 N Revere St, Aurora, CO 80045
- 📐 Demisable to 30,000 SF
- ⬆️ 24 - 26.5' clear height
- 🅑 84 parking spaces + 11 disabled directly adjacent to building, surface parking lot to the east (201 spaces)
- ⚡ 2x 480/277 Volt, 3-phase, 4-wire building power distribution systems



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