



# GATEWAY centre

CLASS A OFFICE FOR LEASE | FOUR BUILDING CAMPUS



 **FLYWHEEL CAPITAL**

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## INCREDIBLE NORTHEAST LOCATION



MINUTES TO GATEWAY PARK RAIL STATION,  
ACCESS TO DIA & UNION STATION VIA A  
LINE!



UNOBSTRUCTED WESTERN VIEWS



DIRECT ACCESS TO I-70 & PEÑA BLVD



NUMEROUS RESTAURANTS NEARBY



MULTIPLE HOTELS WITHIN WALKING  
DISTANCE OFFERING DIA SHUTTLE SERVICE



NEW ON-SITE ELECTRIC VEHICLE CHARGING  
STATIONS

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## MODERN TENANT AMENITIES



STATE-OF-THE-ART FITNESS FACILITY



OUTDOOR TENANT SPACE



COMMUNITY LOUNGE



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## ONE GATEWAY CENTRE

Address: 3950 Lewiston St  
Aurora, CO 80011

RBA 78,886 SF

Year Built: 1998

Building Class: A

Stories: 4

Parking: 4.18 : 1,000 Ratio  
Free Surface Parking  
\$60/monthly Garage  
Parking





## TWO GATEWAY CENTRE

Address: 3800 Lewiston St  
Aurora, CO 80011

RBA 79,952 SF

Year Built: 1998

Building Class: A

Stories: 4

Parking: 4.45 : 1,000 Ratio  
Free Surface Parking  
\$60/monthly Garage Parking



## THREE GATEWAY CENTRE

Address: 3855 Lewiston St  
Aurora, CO 80011

RBA 79,818 SF

Year Built: 2001

Building Class: A

Stories: 4

Parking: 4.33 : 1,000 Ratio  
Free Surface Parking  
\$40/monthly Carport Parking

## GATEWAY CENTRE FOUR

Address: 4400 Kittredge St  
Aurora, CO 80011

RBA 61,958 SF

Year Built: 2001

Building Story: Single Story

Parking: 6.2 : 1,000 Ratio  
Free Surface Parking

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## INCREDIBLE NORTHEAST LOCATION

Gateway Centre offers amazing connectivity to the Denver Metro interstate system, RTD transit bus and light rail, and Peña Boulevard offering a direct 10 minute drive to the doorstep of Denver International Airport (DIA).

The RTD A Line (AKA University of Colorado A Line), connects Denver to the world by providing affordable and reliable connections between Union Station in downtown Denver and DIA. Gateway Park Rail Station is located just 1 mile from Gateway Centre.



DIRECT ACCESS TO I-70 & PEÑA BLVD



MINUTES TO GATEWAY PARK RAIL STATION, ACCESS TO DIA & UNION STATION VIA A LINE!



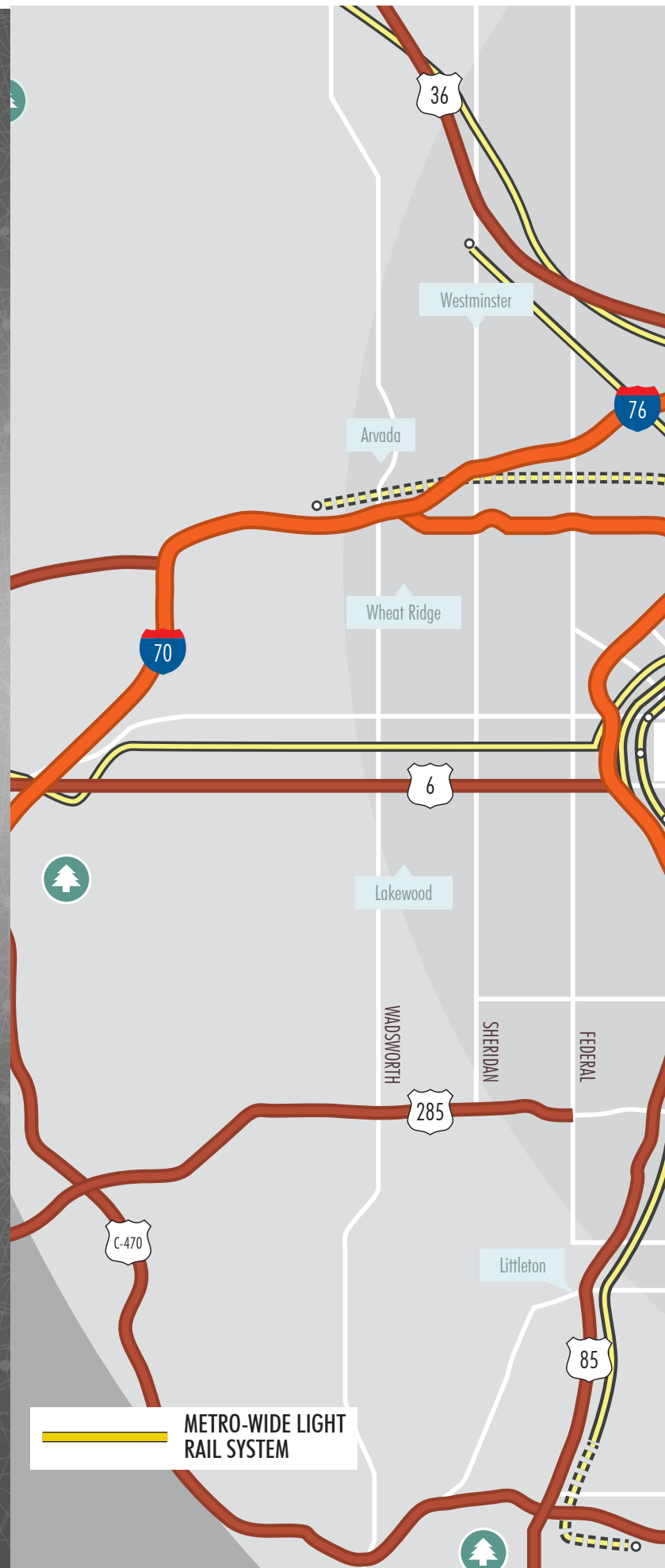
10 MINUTE AIRPORT ACCESS!

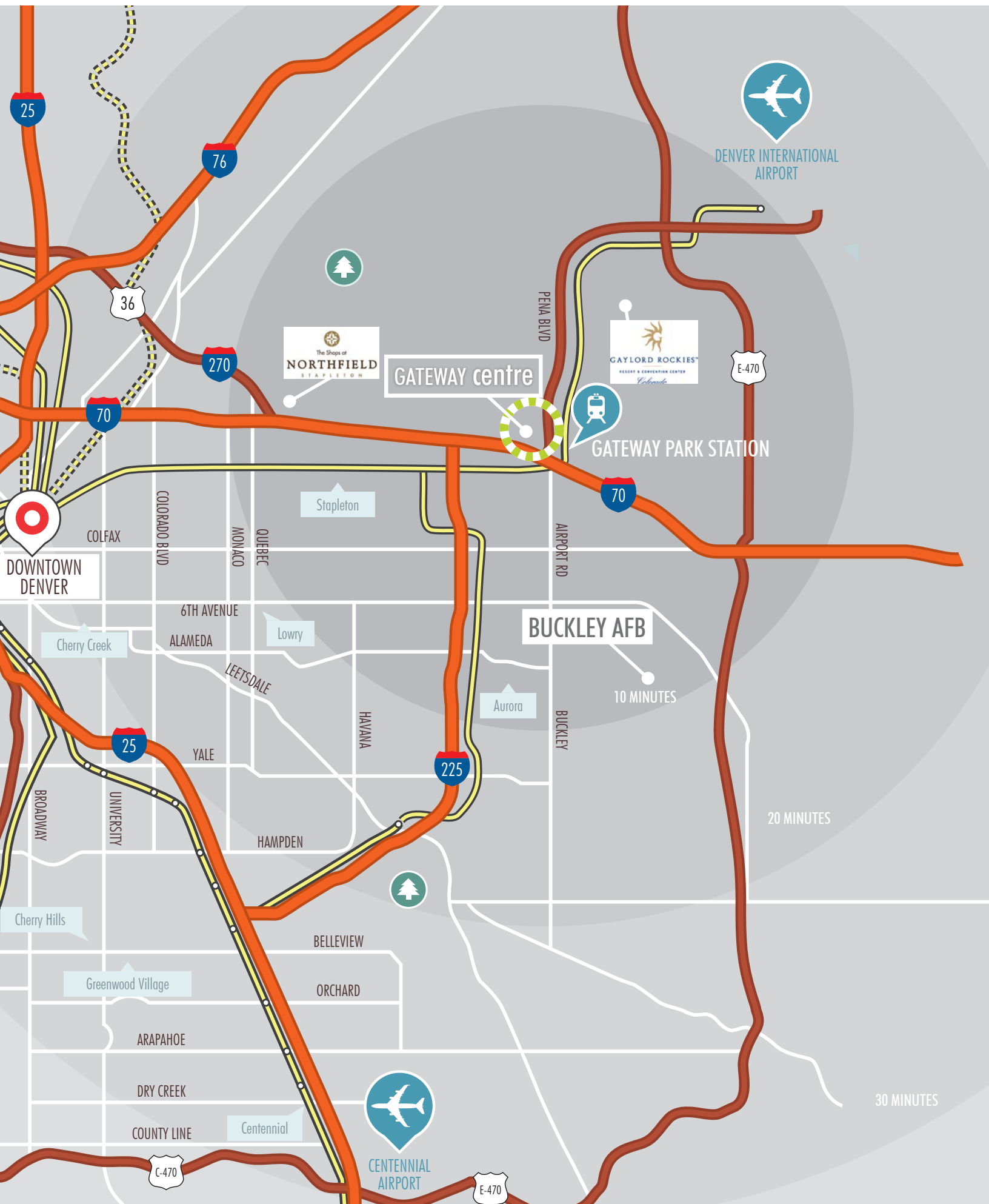


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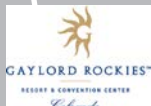




DENVER INTERNATIONAL AIRPORT



GATEWAY centre



GATEWAY PARK STATION



DOWNTOWN DENVER

BUCKLEY AFB

10 MINUTES

20 MINUTES

30 MINUTES



CENTENNIAL AIRPORT

25

76

36

270

70

E-470

70

25

225

C-470

E-470

COLFAX

COLORADO BVD

MONACO

QUEBEC

6TH AVENUE

ALAMEDA

LEETSDALE

YALE

BROADWAY

UNIVERSITY

HAMPDEN

HAVANA

BUCKLEY

AIRPORT RD

PENA BVD

Cherry Hills

Cherry Creek

Greenwood Village

ARAPAHOE

DRY CREEK

COUNTY LINE

BELLEVIEW

ORCHARD

Centennial

Stapleton

Lowry

Aurora

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## WALKABLE DINING & HOTEL OPTIONS

Gateway Centre is ideally located within walking distance of a diverse option of restaurants from fine dining to grab and go. Refresh with numerous hotel options offering a home away from home with modern amenities, comfortable rooms, conference capabilities and the convenience of airport shuttles.



2700 HOTEL ROOMS WITHIN WALKING DISTANCE!



MORE THAN 20 RESTAURANTS WITHIN WALKING DISTANCE!



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WITHIN A 10 MINUTE WALK



WITHIN A 5 MINUTE WALK



WITHIN A 2 MINUTE WALK



abundant walkable amenities.

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INCREDIBLE NORTHEAST LOCATION  
THE CHANGING DEMOGRAPHIC OF NORTHEAST DENVER

The Northeast submarket has boomed over years with land sales aiding in an influx of commercial and residential development. With the expansion capability, renovation of Denver International Airport, and the City of Denver's targeted Northeast infrastructure plan, all future reporting shows exponential positive growth in this market.



 \$3.3B

DIA is currently undergoing a \$3.3 billion renovation of the Jeppesen Terminal, common areas and gate expansion following the Westin Hotel and Transit Center's \$5.7 million expansion project.







## DENVER INTERNATIONAL AIRPORT'S UNIQUE GROWTH OPPORTUNITY

The Denver International airport is the fifth busiest airport in the US, and is the biggest airport by size at 53-square-miles. DIA currently has 6 runways, with the unique ability to double in size and expand to 12 runways in the future. This expansion opportunity is unmatched compared to other US airports, offering Denver an incredible economic opportunity.



The Great Hall will feature new restaurants, bars and retail stores, as well as seating, TV's and entertainment areas.



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INCREDIBLE NORTHEAST LOCATION  
THE CHANGING DEMOGRAPHIC OF NORTHEAST DENVER



## AFFORDABLE NEW CONSTRUCTION HOUSING

Gateway Centre's surrounding neighborhoods are experiencing exponential population growth due to the new construction of affordable housing, ongoing mixed-use projects and infrastructure development.



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## EXECUTIVE HOUSING

North Stapleton hosts Conservatory Green at Stapleton and Beeler Park neighborhoods offering new construction high-end urban-suburban housing with abundant park space, walkable shopping and dining, and stunning mountain views.



The Shops at  
**NORTHFIELD**  
STAPLETON

**STAPLETON**

Adjacent to Gateway Centre, Stapleton boasts incredible retail opportunities, food halls, breweries, new construction housing, parks and open space.

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## COMMON AREAS & SPEC SUITES

Gateway Centre buildings I, II & III feature a modern, clean design with common area and lighting upgrades.

Spec suites feature incredible glass line, 4' side-lights, modern conferencing and kitchen facilities ready for move-in!





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MODERN TENANT AMENITIES

## outdoor tenant space.

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The outdoor tenant space offers comfortable community space with access to WiFi in Denver's 300 days of sunshine a year climate!

## fitness facility.

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Fitness facility offers state-of-the-art cardio equipment and free weights with a flat screen TV and access to showers and lockers.

## tenant lounge.

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The tenant lounge offers a space to recharge away from your desk: microwaves, a pool table, communal soft seating and WiFi.







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