

JONES DISTRICT AT DRY CREEK STATION



Premier Mixed-Use TOD Opportunity

Offering Memorandum



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JONES DISTRICT AT DRY CREEK STATION

Disclosure



THIS IS A CONFIDENTIAL MEMORANDUM intended solely for your limited use to determine whether you wish to express an interest in the property known as Jones District at Dry Creek Station, Centennial, Colorado 80112, as more particularly described herein (“Property”). This confidential memorandum contains brief, selected information pertaining to the business affairs of the Property’s owner (“Owner”) and has been prepared by Cushman & Wakefield, the Owner’s exclusive agent, primarily from information supplied by the Owner. Although representatives of the Owner have reviewed this confidential memorandum, it does not purport to be all-inclusive or contain all of the information that a potential investor may desire. Neither the Owner, nor any of its members, officers, directors, employees or agents, nor Cushman & Wakefield make any representation or warranty, expressed or implied, as to the accuracy or completeness of any of the information contained herein. Both Owner and Cushman & Wakefield disclaim any liability which may be based on such information, errors therein, or omissions therefrom. All financial data contained herein is unaudited. The projections and pro-forma information contained herein represent estimates based on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that the actual results will conform to such projections. There is no representation as to environmental conditions of the property, or as to any other aspect of the property.

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JONES DISTRICT AT DRY CREEK STATION

Overview



LOCATION

West side of I-25 between E. Dry Creek Rd. and County Line Rd. in Centennial, Colorado.

EXECUTIVE SUMMARY

Jones District at Dry Creek Station is a one-of-a-kind mixed-use development opportunity located on the west side of I-25, in the heart of the Southeast submarket, metro Denver's largest office submarket and home to some of Colorado's strongest demographics. The property consists of 36 acres which provides unparalleled scale on a site that has superior I-25 visibility and light rail access. The property has direct access to light rail via the Dry Creek Light Rail Station, or by automobile from either the Dry Creek Road or the County Line Road interchanges along I-25. Jones District at Dry Creek Station is being master planned for upwards of 3+ million square feet of office space, hotels, multi-family residences and retail amenities. The property offers exceptional building signage opportunities, with over 1/3 mile of frontage along I-25 and exposure to over 350,000 vehicles/day. Jones District at Dry Creek Station slopes toward the Front Range with dramatic mountain views from Pikes Peak to Longs Peak and downtown Denver. The site is adjacent to prominent Colorado companies, including Arrow Electronics, Centura Health, United Launch Alliance and Comcast.

At build-out, Jones District at Dry Creek Station will be a vibrant, active mixed-use community that will stand out by offering tenants and residents something unique in a submarket of primarily sprawling suburban office campuses. The development will offer an ideal mix of residential housing, office spaces, hospitality options and retail amenities, all in one convenient location in southeast Denver.

PROJECT DETAILS

City/County	Centennial/Arapahoe
Primary Auto Access	Dry Creek Road and County Line Road intersections at I-25
Acreage	36 Gross acres, 31 net acres
Max Building Heights	Between 3 - 15 stories
Proposed Density	Upwards of 3+ million SF is projected
Product Types	Various, including but not limited to office, multi-family, hotel and retail
Water/Sanitation Services	Southgate Water and Sanitation District
Infrastructure Reimbursement	A mechanism exists to reimburse the Developer for required infrastructure improvements up to \$10M



JONES DISTRICT AT DRY CREEK STATION

Overview



3M
SF OFFICE

200
KEY HOTEL

1,500
RESIDENTIAL
UNITS

130k
SF RETAIL

Dry Creek
Light Rail Station



This rendering shows a possible vision of the Jones District at Dry Creek at full build out.

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JONES DISTRICT AT DRY CREEK STATION

Overview

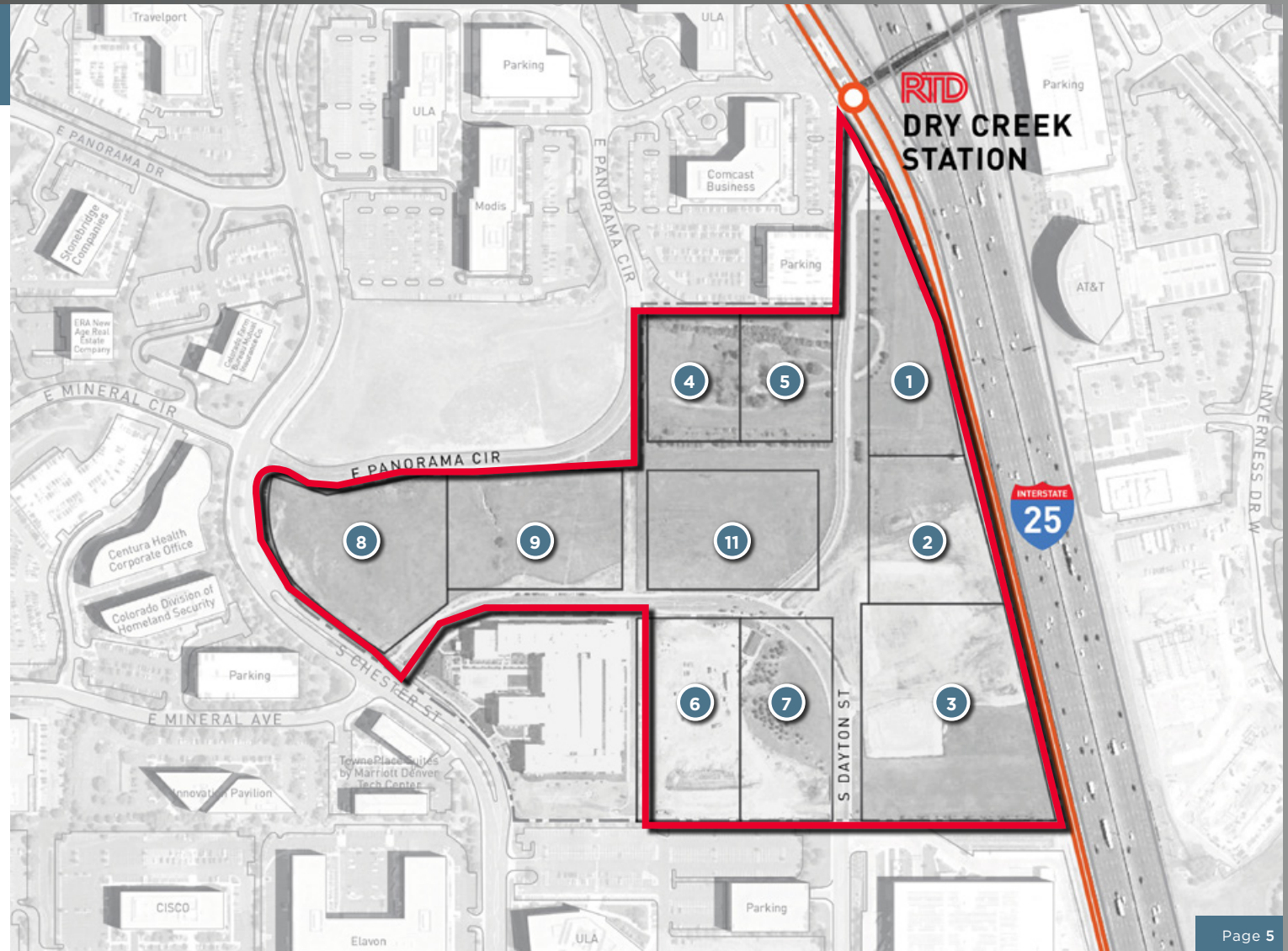


SITE MAP

36 Gross Acres
31 Net Acres

PARCEL ACREAGE

1 2.98	6 3.23
2 3.02	7 2.86
3 5.92	8 2.89
4 1.84	9 3.18
5 1.82	11 3.27



INVESTMENT HIGHLIGHTS

ACCESSIBILITY: The site boasts excellent light rail access via the Dry Creek Light Rail Station and sits directly adjacent to the property, which is a significant advantage because commercial tenants and residents are making long-term location decisions based on light rail access. Automobile access is superb from either the Dry Creek Road or County Line Road interchange, which are two of the least congested interchanges along I-25 in the southeast submarket.

I-25 VISIBILITY: Unbeatable signage opportunities with over 1,800 feet of frontage along I-25 with exposure to over 350,000 vehicles per day.

LIMITED SOUTHEAST SITES AVAILABLE: This is the last available major mixed-use, transit-oriented development site along the I-25 corridor in the Southeast submarket. At 36 gross acres, there is no other site in all of Southeast Denver that can boast the combination of scale, unparalleled mountain views and outstanding features that the Property offers.

IMPORTANCE OF MOUNTAIN VIEWS: Mountain views continue to weigh heavily into tenant decisions. Due to this, the market has recently seen significantly more activity on the west side of I-25 than the east side. The Jones District is perched on one of the highest sites in the area, and slopes down toward the west, providing expansive, unobstructed and incredible mountain views.





INVESTMENT HIGHLIGHTS (CONTINUED)

FAVORABLE ZONING: The zoning allows for a variety of uses including but not limited to retail, hotel, office and residential. Further, the property sits within the City of Centennial, one of the easiest municipalities to work with in southeast Denver.

DIRECT LIGHT RAIL ACCESS: The Dry Creek Light rail stop is directly adjacent to the property.

EXCELLENT DEMOGRAPHICS: The surrounding area has exceptional demographics, boasting some of the Denver metro's strongest household income figures.

FLIGHT TO NEW DEVELOPMENT: The majority of the office stock within the Southeast submarket was built in the 1980's, making it over 30 years old. Given the older vintage of buildings, there is a natural trend of tenants moving to or building newer buildings, in particular to vibrant mixed-use developments that offer higher live-work/play opportunities for employees.

JONES DISTRICT AT DRY CREEK STATION

The Neighborhood



CENTENNIAL RANKINGS

2nd One of the '50 Best Cities to Live'
- 24/7 Wall Street (2017)

3rd Best Place to Raise a Family
- SmartAsset (2017)

4th Safest Community in Colorado
- Safehome (2017)

4th Best Place to Live
50 Best Places to Live in America
- USA Today (2015)

2nd Healthiest Housing Market in Colorado
- SmartAsset (2017)

13th Best Place to Live in America
- Money Magazine (2016)

5th Most Customer-Friendly City
in America
- Yelp (2016)

7 of 10

COLORADO FORTUNE
500 COMPANIES ARE
IN DENVER SOUTH

350K

VEHICLES PER DAY
ON I-25

DEMOGRAPHICS

Source: CoStar

	1 Mile	3 Miles	5 Miles
Population	9,777	84,711	227,778
Households	4,646	34,832	92,168
Average HH Income	\$94,272	\$97,088	\$96,979

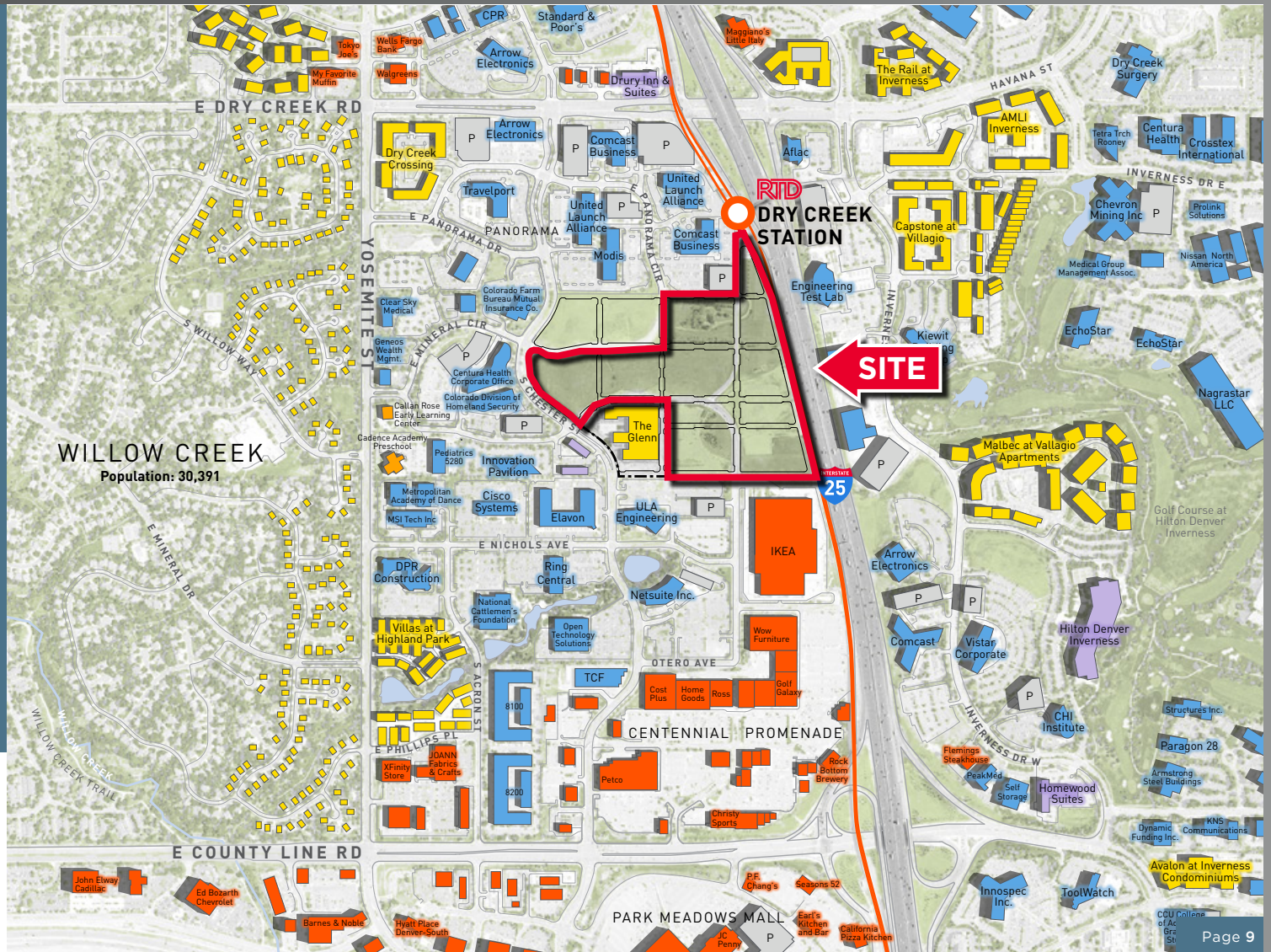


JONES DISTRICT AT DRY CREEK STATION

The Neighborhood



CONNECTING
TO THE
SURROUNDING
COMMUNITY



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JONES DISTRICT AT DRY CREEK STATION

The Neighborhood



TRANSPORTATION HIGHLIGHTS



LIGHT RAIL

The 19-mile Southeast Rail Line extends from I-25 and Broadway (Broadway Station) to Lincoln Avenue in Douglas County, with an additional connection along I-225 from I-25 to Parker Road. In 2016, construction began on the 2.3-mile long Southeast Rail Extension from Lincoln Avenue to RidgeGate Parkway with additional stations at Sky Ridge Medical Center and Lone Tree City Center. Riders can travel from the Dry Creek Station to Union Station in downtown in an average of 30 minutes. Denver International Airport is also accessible from the property via the light rail system.

CENTENNIAL AIRPORT

Centennial Airport, a general aviation airport that provides a convenient transportation solution for executives of companies that call the Southeast Denver submarket home, is located just over a mile from the Jones District. The airport records 340,000 annual operations (take-offs and landings) each year, making it one of the busiest general aviation airports in the nation.



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JONES DISTRICT AT DRY CREEK STATION

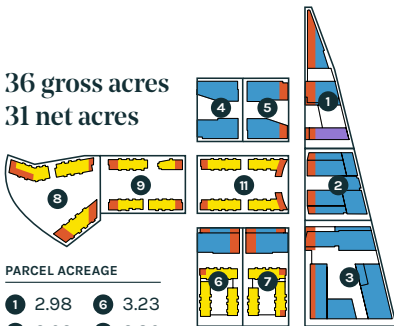
Development Vision



A WALKABLE MIXED-USE COMMUNITY

Jones District will be a distinct urban node defined by high-quality, active pedestrian streets, diverse amenities, inviting open spaces and stunning mountain views. A variety of commercial and residential developments will enjoy a dynamic urban environment, and flexible building opportunities.

36 gross acres
31 net acres



PARCEL ACREAGE

- 1 2.98 6 3.23
- 2 3.02 7 2.86
- 3 5.92 8 2.89
- 4 1.84 9 3.18
- 5 1.82 11 3.27

- Office
- Retail
- Residential
- Hotel

This layout shows one possible vision of the distribution of property types.



JONES DISTRICT AT DRY CREEK STATION

Development Vision



DEVELOPMENT VISION

OFFICE	LEVELS	RETAIL SF	OFFICE SF
1A Station Gateway	15	10,912	283,718
1B Station Gateway	11	4,855	258,821
2 Jones Plaza	8-13	9,770	512,804
3 Office Campus	5-15	16,136	951,236
4 Office Campus	5	-	248,710
5 Station Gateway	6	6,904	291,548
6B Mineral Ave	6	6,829	161,897
7B Mineral Ave	6	10,371	158,355
		65,777	2,867,089

HOTEL	LEVELS	RETAIL SF	HOTEL KEYS
1C Boutique Hotel	10	9,670	200

RESIDENTIAL	LEVELS	RETAIL SF	UNITS
6A Courtyard Res	5-7	1,587	240
7A Courtyard Res	5-7	3,190	240
8 Mountain View	7-12	18,919	434
9 Mountain View	5-10	18,145	287
11 Mountain View	5-7	16,273	267
		58,114	1,468

This rendering shows a possible vision of the Jones District at Dry Creek at full build out



OFFICE MARKET

Direct vacancy in the Southeast Suburban submarket continued its downward trend through the third quarter 2018, decreasing to 14.2%. Overall vacancy followed the trend, decreasing to 15.6% during the third quarter 2018. The southeast submarket recorded 807,000 square feet of overall net absorption for 3Q 2018 with approximately 543,000 square feet currently under construction.

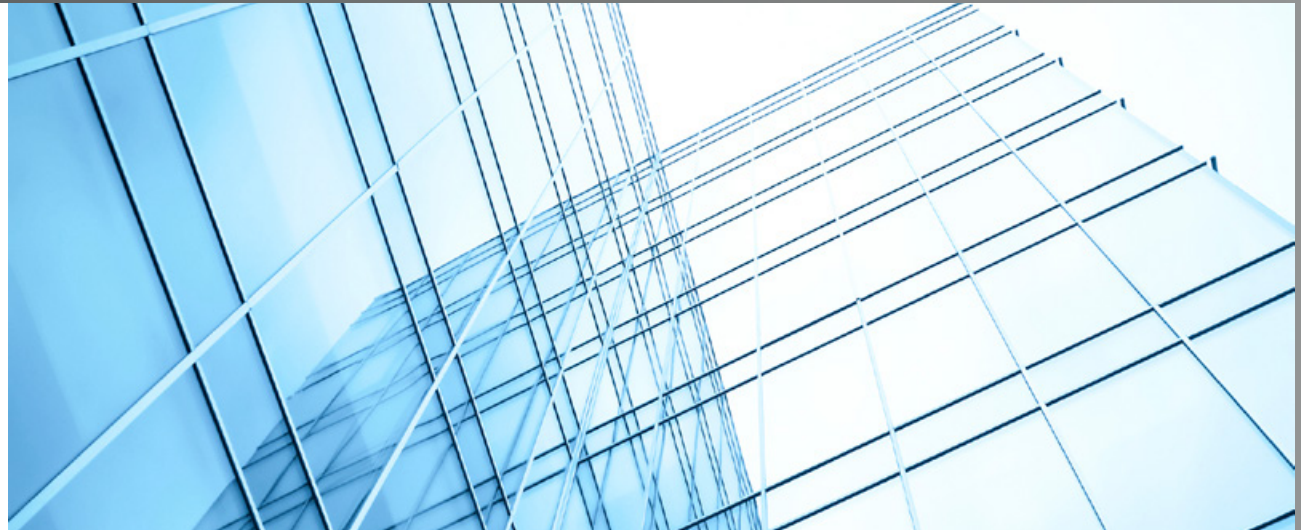
One DTC West was the one delivery third quarter of this year representing 72,000 square feet of Class A office and delivered at 95% leased. 6900 Layton (50% pre-leased) will bring 382,000 square feet of new Class A development to Bellevue Station and 50 Fifty DTC is set to deliver 179,000 SF during the 1st quarter of this year.

The Southeast Suburban submarket's healthy trajectory will continue as it benefits from organic growth and limited new supply. Rental rates will continue to grow at a modest pace as the submarket will benefit from the lack of large block availabilities in downtown's Central Business District.

Market Indicators (SES, All Classes)

	Q3 17	Q3 18	12-Month Forecast
Overall Vacancy	16.4%	15.6%	■
Overall Net Absorption	36k	807k	▼
Under Construction	899k	543k	▼
Overall Average Asking Rent	\$25.27	\$25.23	▲

*Rental Rates reflect gross asking \$psf/year



SUBMARKET	INVENTORY (SF)	SUBLET VACANT (SF)	DIRECT VACANT (SF)	OVERALL VACANCY RATE	CURRENT QTR OVERALL NET ABSORPTION (SF)	YTD OVERALL NET ABSORPTION (SF)	YTD LEASING ACTIVITY (SF)**	UNDER CNSTR (SF)	OVERALL AVERAGE ASKING RENT (ALL CLASSES)*	OVERALL AVERAGE ASKING RENT (CLASS A)
Boulder	5,758,525	153,545	614,372	13.3%	28,295	188,216	449,629	42,029	\$32.04	\$37.87
Midtown (Non-CBD)	4,874,430	45,190	647,407	14.2%	9,007	308,881	326,521	312,098	\$31.08	\$32.82
CBD	29,550,990	545,656	4,682,281	17.7%	150,188	466,829	2,634,522	1,319,404	\$35.31	\$38.85
Northeast/Aurora	7,616,205	27,933	1,167,184	15.7%	35,936	30,328	276,842	0	\$17.18	\$24.91
Northwest	14,635,658	106,918	1,915,500	13.8%	181,919	173,497	775,889	0	\$24.88	\$26.49
Southeast Suburban	33,421,325	455,665	4,748,442	15.6%	354,390	764,542	1,765,685	542,616	\$25.23	\$26.96
Southeast Central	11,101,290	129,666	1,715,858	16.6%	23,644	133,891	880,868	247,386	\$27.14	\$33.59
Southwest	10,013,601	97,329	1,308,112	14.0%	23,585	130,156	450,576	0	\$21.21	\$24.23
Denver Totals	116,972,024	1,561,902	16,799,156	15.7%	806,964	2,196,340	7,560,532	2,463,533	\$27.72	\$31.62

*Rental rates reflect gross asking \$psf/year
**Does not include renewals

RETAIL MARKET

Denver's economy maintained strong fundamentals during the third quarter of 2018 with unemployment of 2.7% at the end of the quarter. Denver ranks as the best economy in the nation according to 24/7 Wall Street, exemplified by 2.7% annual GDP growth and 2.4% annual growth in employment over the past five years. Overall vacancy in the Denver retail market continued to contract during the third quarter 2018, closing the quarter at 6.9%. As a result of this continuously tightening vacancy, overall rental rates have reached record highs, recording \$17.15 per square foot NNN representing a 3.9% increase year over year.

Deliveries during the third quarter 2018 totaled 115,000 square feet, the highest figure for a single quarter since 2016. Over 221,000 square feet of retail projects remain under construction across the metro area. One notable project will add over 72,000 SF to the southeast submarket by the end of the second quarter of 2019. Breaking ground during the fourth quarter of last year was the Yard at Lone Tree which will deliver an additional 72,500 SF of retail. Rental rates will continue to rise, driven by low vacancy, but at a more modest pace as they have surpassed record highs.



SUBMARKET	TOTAL BUILDINGS	INVENTORY	SUBLET VACANT	DIRECT VACANT	OVERALL VACANCY RATE	CURRENT ABSORPTION	YTD NET ABSORPTION	UNDER CONSTRUCTION	AVERAGE ASKING RENT
Aurora	280	6,267,164	31,000	341,499	5.9%	(6,381)	38,199	36,634	\$13.65
Boulder/Longmont	346	7,727,218	2,160	573,766	7.5%	65,765	(10,183)	0	\$19.23
Central	343	6,461,216	0	256,466	4.0%	(2,428)	113,319	10,268	\$17.40
Colorado Blvd/Cherry Creek	80	1,915,136	0	98,802	5.2%	(12,114)	(5,955)	0	\$28.96
Downtown	9	271,409	0	1,890	0.7%	9,670	24,083	0	-
Northeast	271	5,504,364	2,549	445,202	8.1%	47,062	(14,121)	0	\$15.82
Northwest	543	11,343,202	2,162	994,080	8.8%	78,950	207,768	136,400	\$15.34
South/Southeast	722	15,332,223	160,270	798,174	6.3%	23,899	142,610	38,291	\$20.19
West/Southwest	636	12,926,716	49,813	911,543	7.4%	65,435	104,362	0	\$15.97
DENVER TOTALS	3,230	67,748,648	247,954	4,421,422	6.9%	269,858	600,082	221,593	\$17.15

*Rental rates reflect gross asking \$psf/year

JONES DISTRICT AT DRY CREEK STATION

Market Overview



APARTMENT MARKET

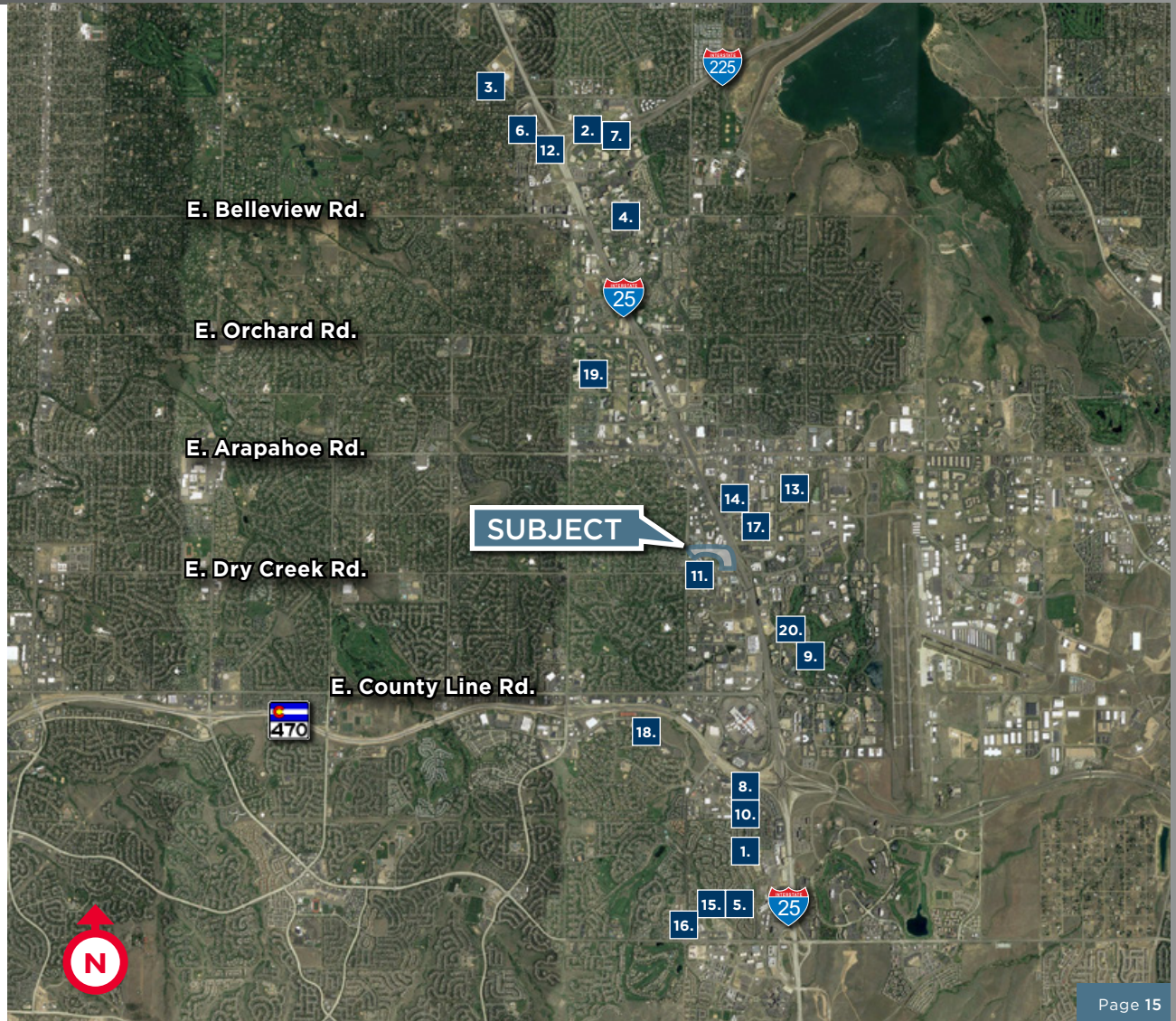
The apartment market in Denver continues to perform at an historic rate. The vacancy rate for stabilized properties with 50 or more units in the Denver Metropolitan area increased by 72 basis points (bps) during the fourth quarter of 2018 to 5.86%. The trailing four-quarter moving average is a respectable 5.50%.

Metro-wide absorption was 1,025 units this quarter, more than double the fourth quarter average the previous 14 years. As a result, the trailing 12 month absorption was a record 9,895 units.

The average metro-wide rent decreased by \$20 during 4Q18 to \$1,448 per month and \$1.67 per square foot. This is \$52 higher than a year ago, representing a 3.7% annual growth.

The apartment market continues to exceed expectations in terms of absorption which has allowed metro-wide vacancies to continue to support new construction.

Source: Apartment Insights



APARTMENT MARKET



1.

ASPECT

Total Units: 230			
Year Built: 2015			
Avg. Unit Size: 866 SF	\$1.87		2015
Avg. Rent/SF: \$1.87/SF			



2.

HELIOS

Total Units: 258			
Year Built: 2015			
Avg. Unit Size: 910 SF	\$1.83		2015
Avg. Rent/SF: \$1.83/SF			



3.

MONACO ROW

Total Units: 196			
Year Built: 2013			
Avg. Unit Size: 860 SF	\$1.93		2013
Avg. Rent/SF: \$1.93/SF			



4.

PARC AT GREENWOOD VILLAGE

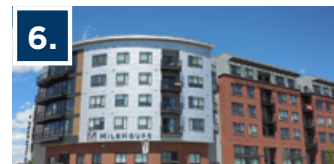
Total Units: 248			
Year Built: 2014			
Avg. Unit Size: 988 SF	\$1.76		2014
Avg. Rent/SF: \$1.76/SF			



5.

IMT AT RIDGEGATE

Total Units: 219			
Year Built: 2018			
Avg. Unit Size: 878 SF	\$2.02		2018
Avg. Rent/SF: \$2.02/SF			



6.

MILEHOUSE

Total Units: 353			
Year Built: 2014			
Avg. Unit Size: 790 SF	\$1.99		2014
Avg. Rent/SF: \$1.99/SF			



7.

OUTLOOK DTC

Total Units: 242			
Year Built: 2017			
Avg. Unit Size: 867 SF	\$2.12		2017
Avg. Rent/SF: \$2.12/SF			



8.

LOFTS AT LINCOLN STATION

Total Units: 101			
Year Built: 2015			
Avg. Unit Size: 789 SF	\$1.96		2015
Avg. Rent/SF: \$1.96/SF			



9.

THE PALMER

Total Units: 252			
Year Built: 2018			
Avg. Unit Size: 944 SF	\$2.03		2018
Avg. Rent/SF: \$2.03/SF			



10.

CAMDEN LINCOLN STATION

Total Units: 267			
Year Built: 2016			
Avg. Unit Size: 844 SF	\$1.89		2016
Avg. Rent/SF: \$1.89/SF			

APARTMENT MARKET


11.
THE GLENN

Total Units: 306		
Year Built: 2018	\$2.11	2018
Avg. Unit Size: 898 SF		
Avg. Rent/SF: \$2.11/SF		


12.
THE DEN

Total Units: 325		
Year Built: 2016	\$2.12	2016
Avg. Unit Size: 807 SF		
Avg. Rent/SF: \$2.12/SF		


13.
ELEVATE AT INOVA

Total Units: 285		
Year Built: 2017	\$1.88	2017
Avg. Unit Size: 826 SF		
Avg. Rent/SF: \$1.88/SF		


14.
AMLI DRY CREEK

Total Units: 257		
Year Built: 2017	\$2.01	2017
Avg. Unit Size: 914 SF		
Avg. Rent/SF: \$2.01/SF		


15.
AMLI RIDGEGATE

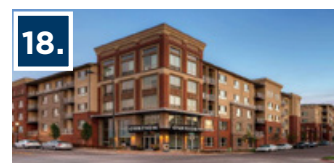
Total Units: 281		
Year Built: 2013	\$1.82	2013
Avg. Unit Size: 917 SF		
Avg. Rent/SF: \$1.82/SF		


16.
REGENCY AT RIDGEGATE

Total Units: 208		
Year Built: 2012	\$1.79	2012
Avg. Unit Size: 914 SF		
Avg. Rent/SF: \$1.79/SF		


17.
CAPSTONE AT VALLAGGIO

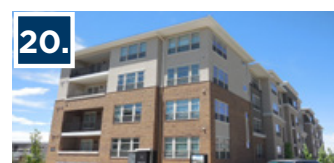
Total Units: 272		
Year Built: 2013	\$1.82	2013
Avg. Unit Size: 840 SF		
Avg. Rent/SF: \$1.82/SF		


18.
OVATION

Total Units: 190		
Year Built: 2015	\$1.94	2015
Avg. Unit Size: 855 SF		
Avg. Rent/SF: \$1.94/SF		


19.
360 DEGREES

Total Units: 304		
Year Built: 2014	\$2.02	2014
Avg. Unit Size: 818 SF		
Avg. Rent/SF: \$2.02/SF		


20.
MALBEC AT VALLAGGIO

Total Units: 232		
Year Built: 2017	\$1.79	2017
Avg. Unit Size: 1,127 SF		
Avg. Rent/SF: \$1.79/SF		

NEW HOME MARKET

A total of 3,312 homes were started in metro Denver in the third quarter of 2018, an increase of 2% over the third quarter of 2017. Notwithstanding an increase of inventory and price escalation in the resale market, buyers have gravitated toward new construction, resulting in 10,000+ new homes started in the last 3 quarters. This volume has not been seen since 2005/2006. Annual closings for 3Q18 increased 13% to 12,958 units, its highest level since 2007.

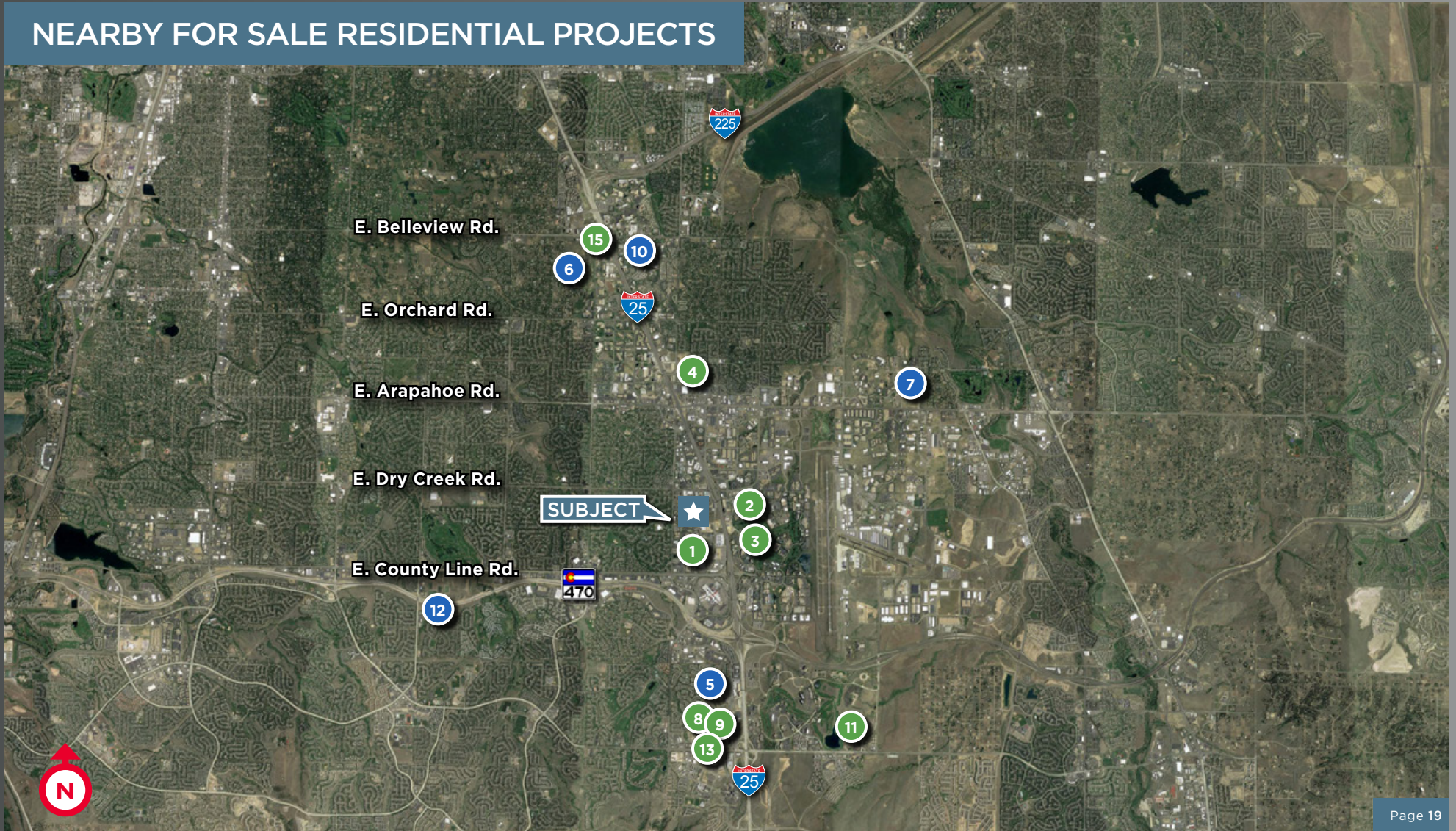
At no time in Denver's history has housing been as expensive as it is now with the average price of a new home now over \$550,000. Arapahoe County's annual starts of 1,814 are 14% of the total market share across the 7-county metrowide area for the trailing 4 quarters.

In summary, new home demand remains strong in the Denver region and demographics suggest that new household formations will continue to grow.

Source: Metrostudy



NEARBY FOR SALE RESIDENTIAL PROJECTS



NEARBY FOR SALE RESIDENTIAL PROJECTS



Active Project



Upcoming Project



Sold Out Project

NO	PROJECT	BUILDER	UNIT SIZE	PRICE RANGE	TYPE
1	Waterside at Highland Park	Century Communities	1569-1777	\$329,950 - \$377,950	Attached
2	Vallagio	Metropolitan Homes	2810-3032	\$800,000 - \$1,000,000	Attached
3	Avalon at Inverness	Century Communities	1034-1605	\$239,950 - \$339,950	Attached
4	Caley Ponds	Century Communities	1541-1877	\$423,950 - \$457,950	Attached
5	Overlook at Heritage Hills	Celebrity Communities	2651-3725	\$984,950 - \$1,097,950	Detached
6	Marvella	Century Communities	2672-3902	\$891,950 - \$1,078,950	Detached
7	Peakview Village	Richmond American Homes	2840-3150	\$571,950 - \$620,950	Detached
8	Bellwether Place at RidgeGate	Berkeley Homes	2859-3320	\$869,900 - \$899,900	Detached
9	Rows at RidgeGate	Thrive Home Builders	1226-1226	\$357,950 - \$357,950	Attached
10	One Cherry Lane	Esprit Homes	2510-2788	\$1,485,475 - \$1,614,000	Detached
11	Peoria Place	Richmond American Homes	1747-3006	\$424,950 - \$475,950	Detached
12	Shadow Canyon	Lokal Homes	810-1227	\$279,990 - \$299,990	Attached
13	NorthSky at RidgeGate	Berkeley Homes	3414-3883	\$960,000 - \$1,000,000	Detached
14	Landmark (The)/Classic Resid...	East West Partners	1443-2144	\$580,000 - \$895,000	Attached
15	Landmark (The)/Signature Re...	East West Partners	1443-3405	\$580,000 - \$1,800,000	Attached

JONES DISTRICT AT DRY CREEK STATION

Metro Denver



METRO DENVER

Denver, commonly known as The Mile High City, is the epicenter of trade, commerce, and business in the State of Colorado. With a population of nearly 3.4 million, Metro Denver has been experiencing steady population growth over the past 10 years and the region's population is expected to reach new heights by 2020. Local economic growth can be attributed to the friendly business environment, excellent quality of life, and broad based economy present on Colorado's Front Range.

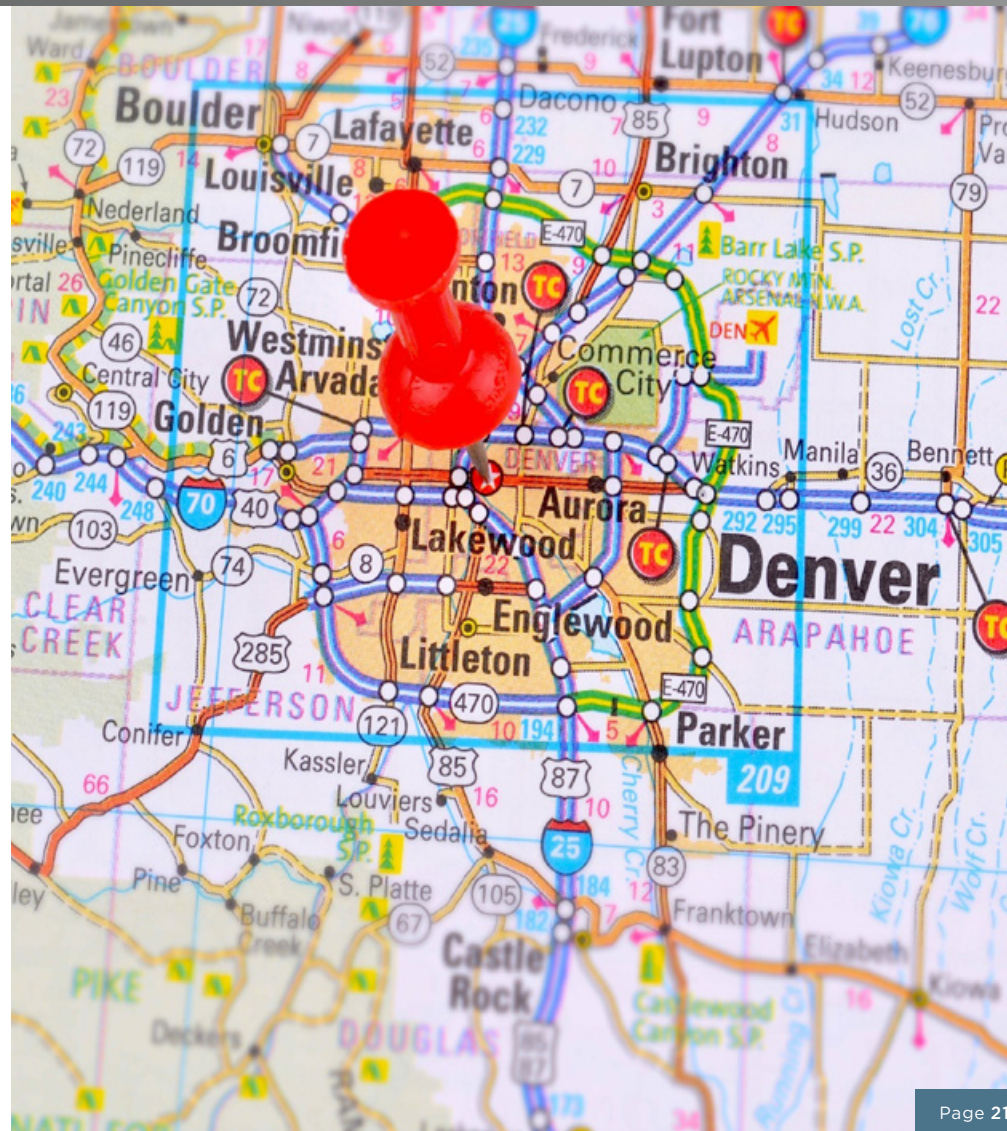
Consistently ranked among the top 10 places to live in the United States, Metro Denver also has all the things businesses need to flourish, including a young, healthy, educated workforce, an affordable cost of doing business and a multimodal transportation system.

Nestled between the towering Rocky Mountains to the west and the vast high plains to the east, Metro Denver sits almost in the geographic center of the United States - a strategic location that makes the area a natural crossroads for both domestic and international commerce.

The city is well positioned to take advantage of an increasingly global economy, with Denver International Airport being the 5th busiest airport in the United States and 15th busiest airport in the world by passenger traffic. With the new East Rail Line connecting DIA to Downtown Denver, transit-oriented development around Union Station has helped attract more international business and capital to the metro area.

With its diverse industry base and highly educated workforce, Metro Denver is an ideal home for growing businesses. The region ranks fourth among the 25 largest metro areas for the percentage of residents with a bachelor's or higher-level degree. The state also ranks second in the United States for college-level educational attainment.

The City of Denver has one of the largest public parks systems of any U.S. city. Thousands of acres of open space dot the area, allowing citizens to hike, bike and snowshoe right outside their backyards. The spectacular Rocky Mountains, with their world class ski resorts and scenery, are only minutes away.



Broadcasting and Telecommunications

With 42,400 broadcasting and telecommunications workers, the nine-county region has the fifth-highest employment concentration out of the 50 largest metropolitan areas. The region is the largest in the United States to offer one-bounce satellite uplinks due to its unique geographic location in the Mountain Time zone.

Energy

The inter-relationship between fossil fuels and clean tech provides unique growth opportunities for this industry that employs 50,850 people at 3,230 companies in the region. The area ranks sixth for fossil fuels and fourth in clean tech employment concentration amount the 50 largest metros. The U.S. Department of Energy's National Renewable Energy Laboratory (NREL) in Golden is a prime asset. Colorado produced a record 160+ million barrels of oil in 2018, driven by new wells — particularly in Colorado's Niobrara formation. The Niobrara is estimated to hold as much as 3.6 billion barrels of oil, which could support 20 to 30 years of local production.

Financial Services

The nine-county region is one of the few areas outside of the Northeast with a significant financial industry in the three key market segments; banking and finance, investments and insurance. Various associations and service firms support the region's diverse financial services base of 14,000 companies and more than 98,000 employees.

Healthcare and Wellness

With nearly 214,430 healthcare and wellness workers at 19,760 companies across the region, healthcare and wellness is one of the region's fastest growing industry clusters and is substantial contributor to the region's overall economic productivity. Employment growth in the industry was 28.2 percent between 2008 and 2013 compared with 11.1 percent nationally.

DENVER IS COMPETITIVE

Competitive Positioning

Of Colorado's adult population, more than 38 percent have a bachelor's degree or higher, making Colorado the second most highly educated state in the country after Massachusetts. (U.S. Census Bureau; 2013 American Community Survey).

Affordable Business Operating Costs

Colorado ranks first for labor supply and fifth overall on Forbes' 2016 Best States for Business and Careers list. Rankings are based on each state's business costs and regulations, economy, labor supply, growth prospects and quality of life. (Forbes, 2016).

Legislation passed in 2008 simplified Colorado's corporate tax structure by establishing a single sales factor for multi-state corporations. Single factor apportionment allows companies to pay taxes based solely on their sales in the state. Colorado's corporate income tax rate of 4.63 percent is one of the lowest in the nation. (State of Colorado; The Tax Foundation).





PERFECT LOCATION FOR BUSINESS

The qualities making Denver a great place to live also make it the perfect location for business. Colorado continues to outpace much of the country in the economic recovery. In 2018, CNBC ranked Colorado in the top six in Best States for Future Job Growth. Colorado is the only state to have two cities ranked in the top five for Best Places for Business and Careers, by Forbes. Eight major industry clusters drive economic growth in Metro Denver and Northern Colorado.

Information Technology

Colorado ranked third in the nation (for the sixth-consecutive year) for high-tech workers per capita, according to TechAmerica Foundation's Cyberstates 2013 report. A strong entrepreneurial spirit fuels this industry, employing 46,470 workers at 4,530 companies throughout the nine-county region.

Aerospace

Metro Denver ranks second in private sector aerospace employment out of the 50 largest metro areas, with 20,020 workers. Colorado ranks as the second-largest aerospace economy in the United States in 2017.

Aviation

Denver International Airport (DIA) is a major economic engine for the region's aviation industry, ranking 14th in the U.S. and employing 18,470 people. Positive job expansion in the region continues, with one year employment growth of 4.6 percent and 22.4 percent employment growth from 2011 to 2016. In 2015, DIA was ranked as the sixth busiest airport in the country, and 18th busiest worldwide in terms of passenger traffic.

Bioscience

More than 15,000 employees work at 600 bioscience companies in the nine county region. The region has a notable advantage in the medical devices and diagnostics subcluster, ranking 11th in the country for employment concentration.

The research universities and numerous innovation assets support the industry, as well as opportunities to bring together academic, research and bioscience companies. The 578-acre Fitzsimons Life Science District and the adjacent Anschutz Medical Campus in Aurora are a prime example of these synergies.

OFFERING TERMS

Cushman & Wakefield has been retained as the exclusive agent for the Jones District at Dry Creek Station. The property is being offered on a competitive basis to qualified parties. Interested parties are encouraged to register as noted below.

Call for Offers

The deadline for offers has not been set, but a “call for offers” will be announced mid-1st Quarter 2019.

Property

A fee-simple interest in 36 gross acres.

Evaluation of Offers

Prospective buyers will be evaluated on a combination of factors including price, timing, level of underwriting and financial capability.

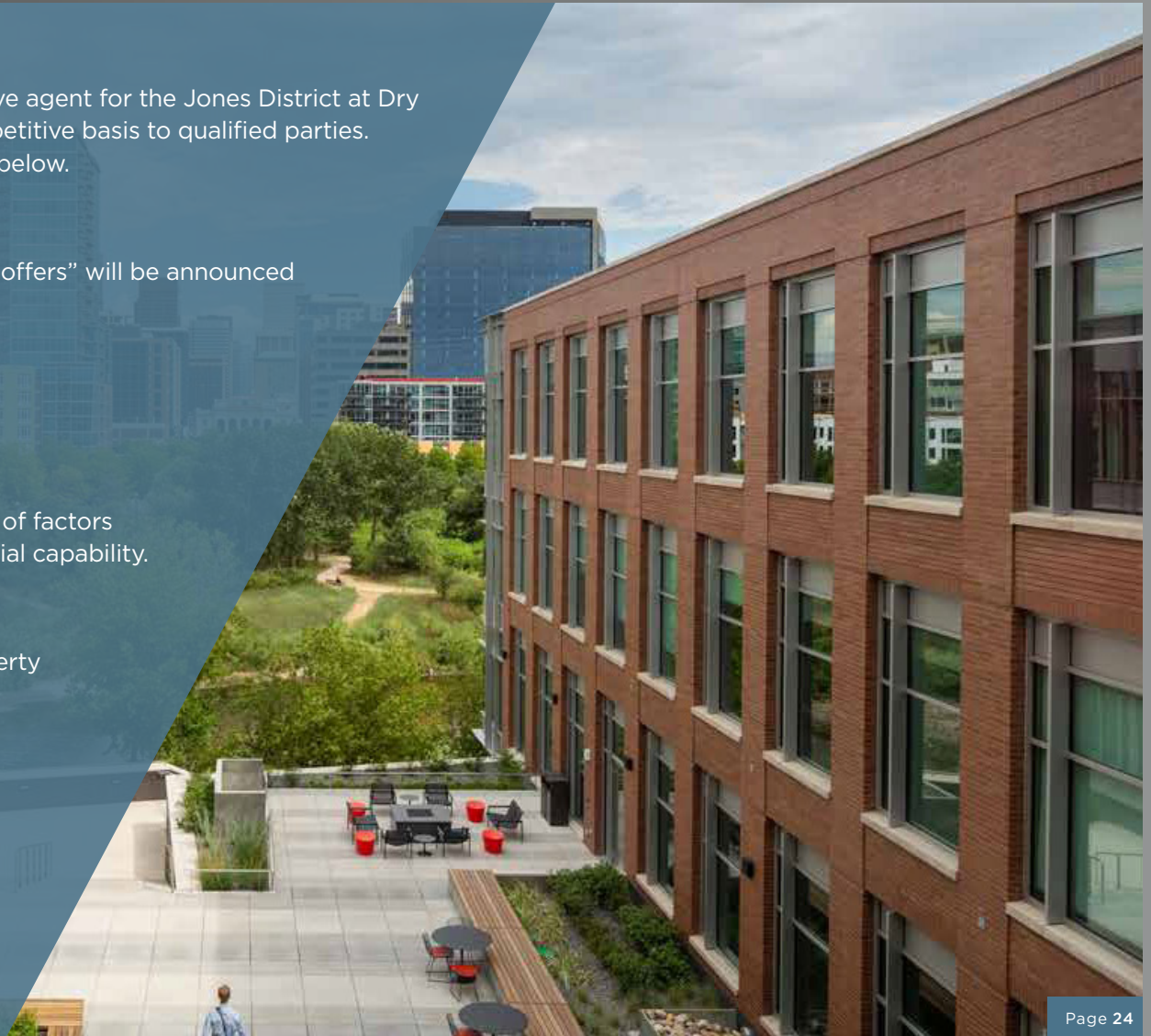
Registration, Additional Information & Property Tours

Registration, additional property information and property tours are available by contacting :

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JONES DISTRICT AT DRY CREEK STATION

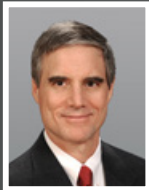
The Offering



FOR MORE INFORMATION, PLEASE CONTACT
THE LISTING BROKERS:



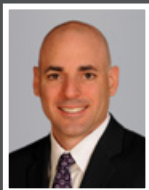
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