

VISTA TOWERS I & II

The Jones District at Dry Creek Station

The Jones District - A 42-Acre Transit Oriented Mixed-Use Development



Conceptual Rendering

LOCATED IN THE JONES DISTRICT IN COLORADO AT THE FOOT OF LIGHT RAIL

The Opus Group is developing up to 1.86 million square feet of office space, hotels, multi-family residences (306 units to be developed in 2016) and retail amenities surrounding a public park with an amphitheater. The parcels along I-25 offer unbeatable signage opportunities to office tenants and hotel operators, with exposure to 230,000 vehicles/day.



FOR LEASE

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Mixed-Use Highlights

- 42 Acres total, which is highly accessible via the Dry Creek Light Rail Station, Dry Creek Road and I-25, or County Line Road and I-25
- 1.86 million square feet of office space, hotels, multi-family residences and retail amenities, surrounding a 4 acre public park and amphitheater
- Signalized intersection planned at Mineral Avenue and Chester Street, which will serve as the “gateway” to Vista Towers and The Jones District
- 306 Apartment units to be developed in 2016
- Unbeatable signage opportunities with I-25 exposure to 350,000 vehicles/day
- “Kiss-N-Ride” stop is under development just 300 yards from Vista Towers to the Dry Creek Light Rail Station
- Community spaces, workplaces and recreation all in one place in southeast Denver

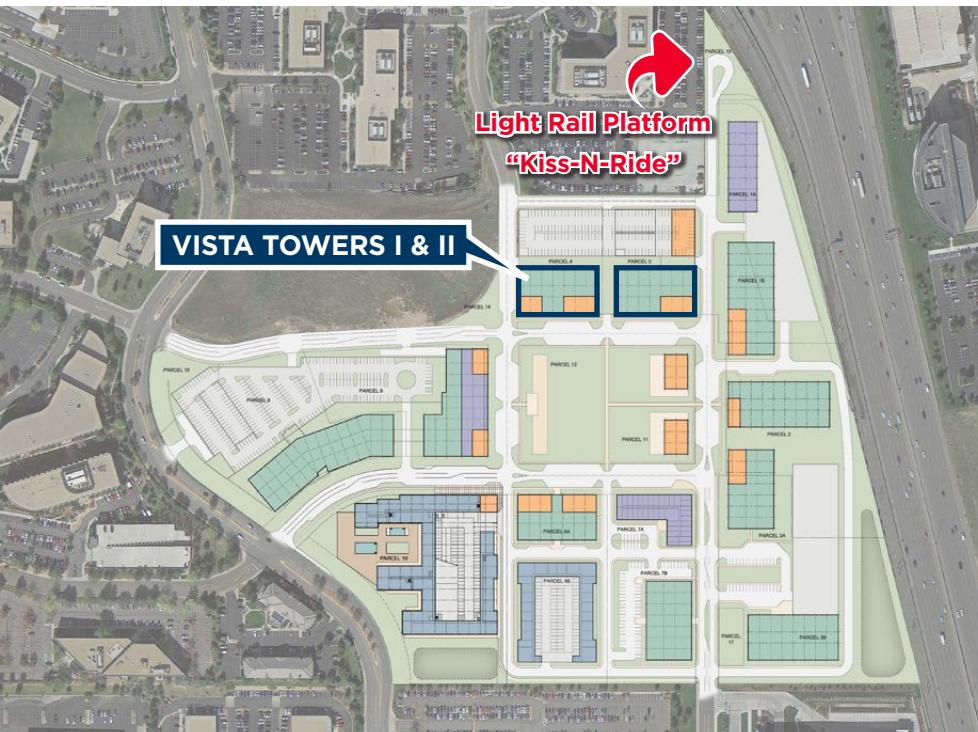
Phase 1 Features

- Parcels 4 & 5 (closest to the Dry Creek Light Rail Station)
- 183,905 RSF/Tower I and 180,000 RSF/Tower II
- 7 - 8 Stories
- 26,000 RSF floorplates
- 45’ bay depths
- 10’ ceiling heights
- Dramatic mountain views from Pikes Peak to Longs Peak and downtown Denver
- Shared parking structure with a 4.0:1,000 parking ratio
- Atrium lobby entrances
- Buildings are linked on the second floor level in order to share amenities and accommodate a multi-building user
- Retail space with street frontage available at the base of each office building
- A courtyard is planned between Parcels 4 & 5 and these buildings enjoy the public park space immediately to the south

- 4-6 elevators each that penetrate into the parking garage, providing direct and seamless access for executives and associates
- Private terraces with 360-degree views on all four corners of the floorplate on the top floors
- Conferencing facility
- Fitness center
- LEED certified

Campus Amenities

- Adjacent to many prominent Colorado companies, including Arrow Electronics, Centura Health, United Launch Alliance, Comcast, DirecTV and National Cinemia
- 2 Minute drive to Park Meadows Mall and surrounding restaurants
- Commuter-friendly site with bike storage, bus line, car charging station, commuter rail, signalized intersection



Master Plan
&
Conceptual Perspectives



Legend

- Office
- Residential
- Retail
- Hotel

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The 42 Acre Jones District A Dynamic Location

- Accessible via I-25 and RTD Light Rail
- Directly adjacent to Kiss-N-Ride from Dry Creek Light Rail Station
- Centennial Airport for corporate aviation is a 7 minute drive
- 2 Minute drive to Park Meadows Mall
- 30 Minute drive to Denver International Airport (DIA)



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