

DENVER

CONNECTION

Location

- East & west of Pena Blvd., north of I-70
- Includes Pena Blvd. Interchange
- City and County of Denver

Size

- Total Area: 55.71 Acres
 - East of Pena Blvd:
 - a** > 13.65 Acres
 - b** > 12.28 Acres
 - West of Pena Blvd:
 - c** > 29.78 Acres

Zoning

- PUD Zoning / Mixed Use

Height

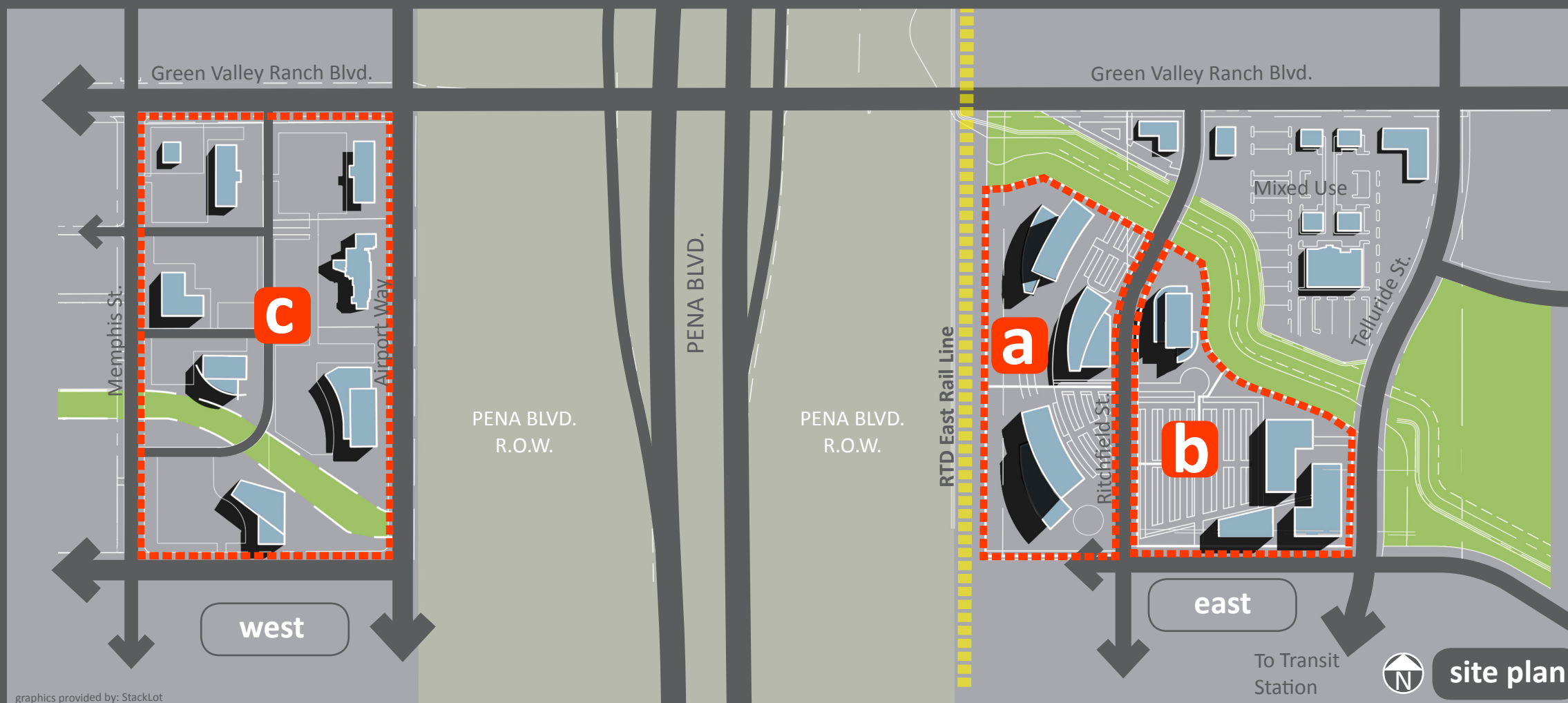
- Maximum Height: 150 feet; 12 Story

Building Signage

- Allowed with visibility to approximately 100,000 vehicles daily

Possible Uses

- Office
- Retail
- Hotel
- R+D
- Multifamily





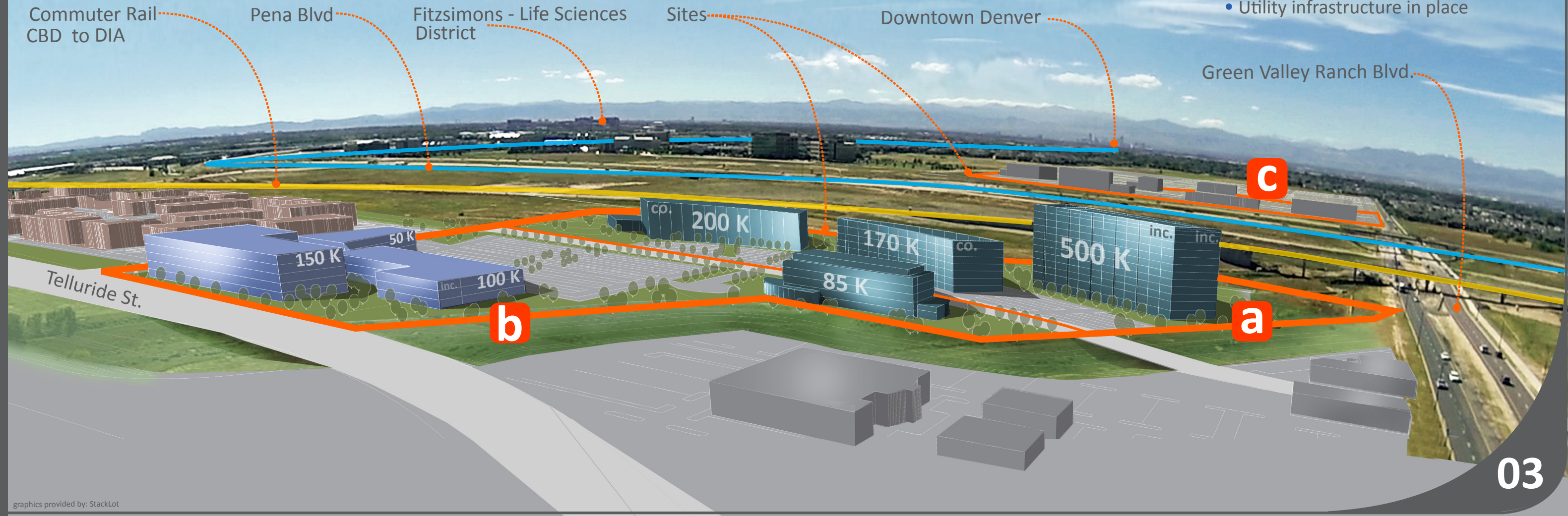
DENVER

CONNECTION



Site Benefits

- Minutes from business class and full service hotels and meeting space
- Outstanding visibility from Pena Blvd.
- Mountain views
- Building signage
- Minutes from restaurants and shopping
- Minutes from 40th Ave. Transit Station
- 20 Minutes to Downtown Denver
- 15 Minutes to Denver Tech Center
- 15 Minutes to DIA
- 5 Minutes to Fitzsimons
- Utility infrastructure in place





DENVER

CONNECTION

► C.P. Bedrock, LLC

CP Bedrock has owned the Denver Connection property since 1997. CP Bedrock, LLC and its related entities comprise a full-service real estate company that owns, manages and has developed over 4,000,000 square feet of office, industrial, residential and mixed-use projects located in New York, Massachusetts, Maine and Colorado. CP Bedrock and its related entities play an active role in the communities of these four states.

The company has been in business since 1977. The leadership has been providing facilities for globally recognized companies such as FedEx, Prudential, Allstate Insurance, Bongrain S.A., Primerica and the U.S. Postal Services. Art institutions including The Museum of Modern Art, Solomon R. Guggenheim Foundation, The Whitney Museum of American Art, Harvard University and Artex have trusted the leadership with their real estate needs. CP Bedrock and its related entities also provide facilities for such not-for-profit institutions as Bowdoin College, The Nature Conservancy, Conservation Law Foundation, Volunteers of America, National Park Service, and Manomet. Recently, the team has rehabilitated two historic buildings, 400,000 and 100,000 square feet respectively, garnering three historic preservation awards and securing significant federal and state historic tax credits.

Presently, the leadership team is rehabilitating three buildings, 200,000, 1,200,000 and 150,000 square feet, in Manhattan and Long Island City. Additionally, the leadership's related entities are active equity investors in a mixed-use project on West 42nd Street in New York City. The project consists of three towers, each totaling between 40-60 stories.

DENVER

CONNECTION

► Adam Myers

303.989.4443 main
303.408.7849 cell
amyers@denverconnection.com

Corporate HQ

224 12th Ave.
New York, NY 10001