

Stapleton BUSINESS NOW



190,000 SF Class AA Office Building

CENTRAL PARK STATION ONE

A New Sense of Place



Newmark
Knight Frank

ForestCity



CENTRAL PARK STATION ONE

Central Park Station One is a **CLASS AA**, 190,000 SF office building located within **ONE BLOCK** of RTD's Central Park Station. Offering employees a **CONVENIENT** commute to the office, downtown or DIA, Central Park Station One is a **COMPELLING** office location in the **HEART OF DENVER'S** #1 selling master-planned community, with prime access to I-70 and I-270.

At the **CENTER** of our **UNIQUE LOCATION** is Denver's business and community friendly, **MULTI-MODAL** Transit-Oriented Development (TOD). The **TOD** is anchored by **CENTRAL PARK STATION** – a new, fully integrated, multi-modal facility serving rail, bus, auto, bicycle, and pedestrian traffic. Central Park Station is one of Denver's largest TODs, with unlimited **OPPORTUNITY TO EXPAND**.

It's more than a **CONVENIENT** halfway point between Denver International Airport and downtown; Central Park Station's TOD is a **COST-EFFECTIVE** option with **AMPLE PARKING**, and ready **ACCESS TO MAJOR FREEWAYS** **CONNECTING** Denver to the region. The Central Park TOD offers all the **AMENITIES** and **HOSPITALITY** for which the Stapleton community is known. You can walk or ride your bike to and from all of Stapleton's individual neighborhoods – home to over 23,500 residents.

ONE VISION

UPON COMPLETION:

- 1 Million Square Feet of Office
- 100,000 Square Feet of Retail
- 1,000 Apartments
- 400 Condos
- 120 Hotel Rooms

DENVER'S NEW
BUSINESS LOCATION



CENTRAL PARK STATION ONE

A NEW CLASS OF OFFICE SPACE

INSPIRED, UNCOMMON



Showers & Lockers



Bicycle Storage



Outdoor Terraces & Balconies

- 190,000 SF of Class AA office with ground floor retail
- Six (6) stories
- Oversized, private terraces and balconies on every floor
- Large 6th floor deck
- Curated, modern lobby

DENVER'S NEW
BUSINESS LOCATION



CENTRAL PARK STATION ONE

GET SOME AIR

COOL, CALM & COLLECTED



Plaza with WiFi

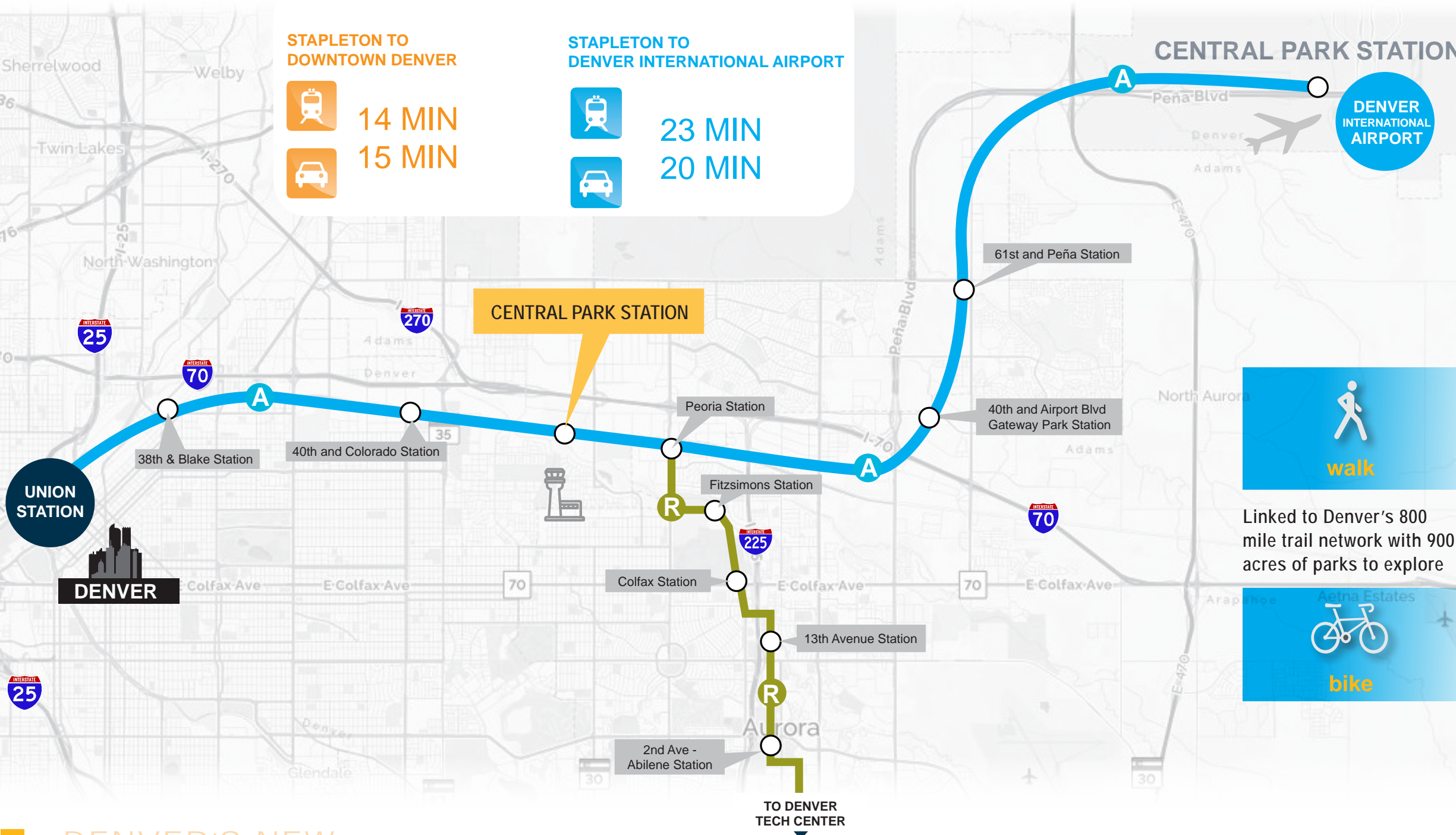


Walkable Amenities



Outdoor Workspace

- Expansive public plaza
Taking work outdoors
- Outdoor collaboration space
- Beautiful landscaping
- Artistic shade structures
- Interactive water feature



CONNECT THE DOTS

HOW DO YOU COMMUTE?

- rail** Connections to everywhere
- bus** Second largest bus transfer station in the Denver metro area
- drive** Direct access to I-70 and the entire Colorado highway system

Linked to Denver's 800 mile trail network with 900 acres of parks to explore

bike

FULLY INTEGRATED MULTI-MODAL STATION



CENTRAL PARK STATION ONE

THE LAY OF THE LAND

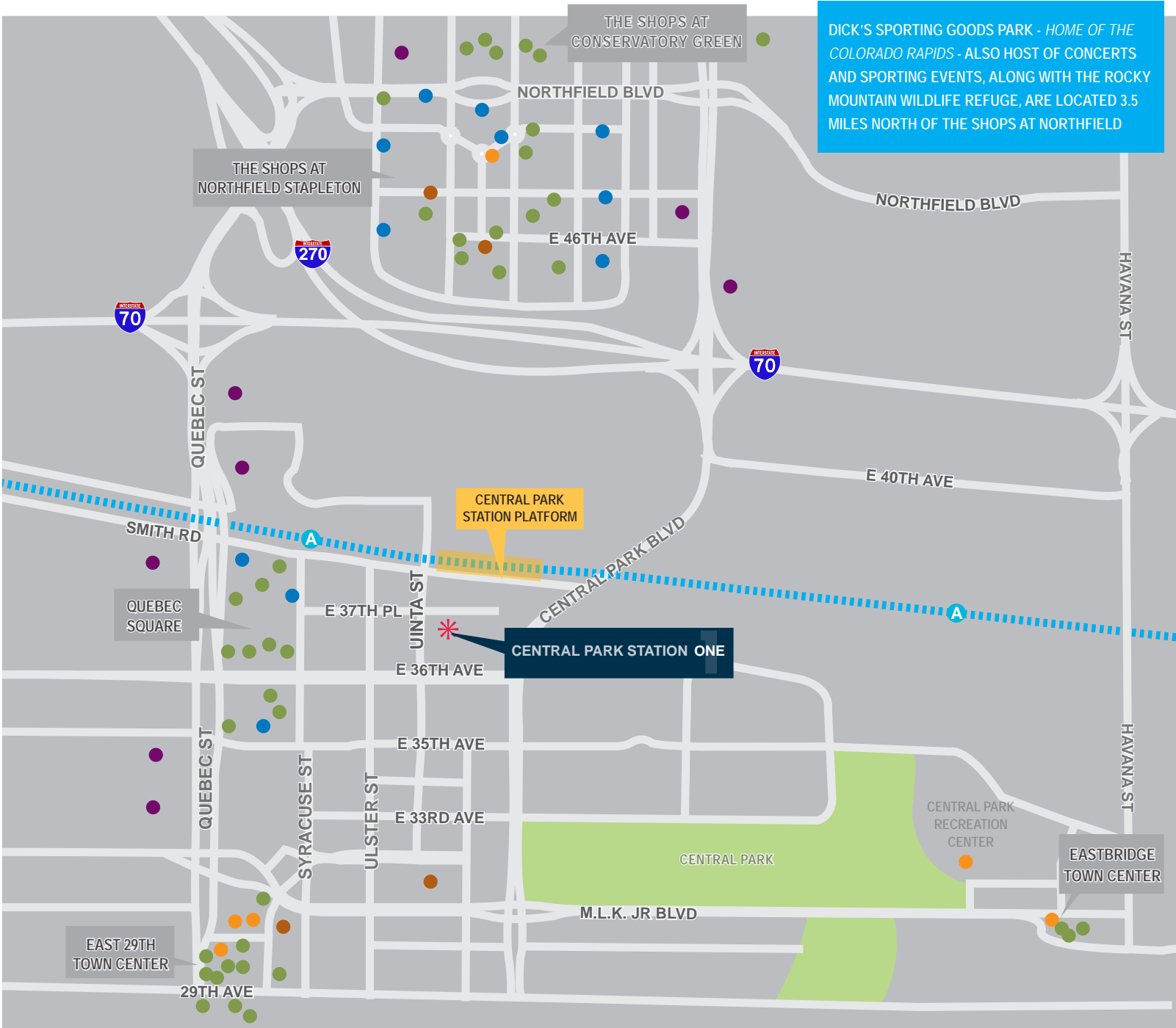
DENVER'S NEW BUSINESS ADDRESS

The scale and depth of Stapleton's labor force ranks it in the upper 15% of metro areas in the nation.

Stapleton's labor pool draws a younger, more demographically diverse population than competing labor pools.

Nearly all sizeable concentrations of knowledge worker talent live within 40 minutes of Stapleton.

Conveniently located at the corner of E. 37th Place & Uinta Street - off Central Park Boulevard, across from the Central Park Station.



DICK'S SPORTING GOODS PARK - HOME OF THE COLORADO RAPIDS - ALSO HOST OF CONCERTS AND SPORTING EVENTS, ALONG WITH THE ROCKY MOUNTAIN WILDLIFE REFUGE, ARE LOCATED 3.5 MILES NORTH OF THE SHOPS AT NORTHFIELD

CENTRAL PARK STATION ONE

MEET OUR NEIGHBORS

AREA AMENITIES

HUNGRY?

FULL SERVICE DINING

Bar Louie
The Berkshire Restaurant
Blue Fin Sushi
Brothers Bar & Grill
Buffalo Wild Wings
Casey's
Cattivella
Concourse
Famous Dave's
Four Friends Kitchen
Hashtag
HuHot Mongolian
IHOP
Jim N Nicks Bar-B-Q
La Sandia
Los Chingones
Next Door American Eatery
Olive Garden
Red Robin
Salati
Taste of Asia
Texas de Brazil
Texas Roadhouse
Zen

QUICK SERVICE DINING

Anthony's Pizza
Arby's
Brixx Wood Fired Pizza
Chipotle
Constellation Ice Cream
Cuba Cuba
Einstein Bros. Bagels
Etai's
Five Guys
Freddy's Frozen Custard & Steakburgers
Intersections Coffee
Jersey Mike's Subs
Jimmy John's
McDonald's
Mici
Noodles and Company
Panda Express
Panera Bread
Qdoba
Smashburger
Starbucks
Superfruit Republic
Tokyo Joes
Torchy's Tacos
Wahoo's Fish Taco
Which Wich

NEED TO SHAPE UP?

Anytime Fitness
Bar Method
Central Park Recreation Center
Core Power Yoga
Curves
Endorphin
Orange Theory
Pilates Evolution
Shift Cycle
Übergrippen Indoor Climbing

BORED?

Game Works
Harkins Movie Theatre
Improv Comedy Club
Punch Bowl Social
Sam Gary Branch Library

SHOP TIL YOU DROP?

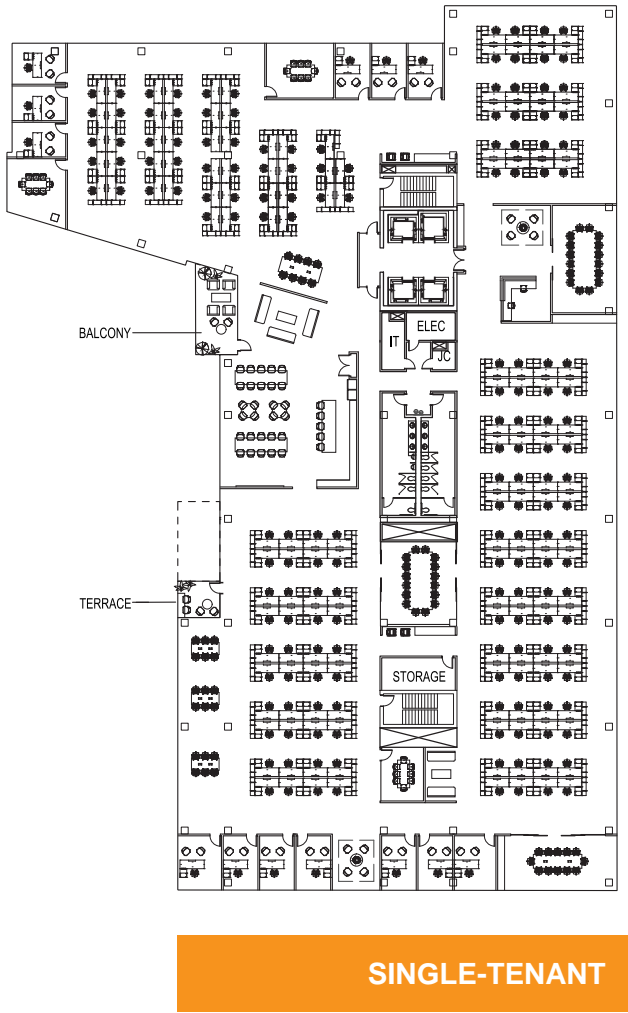
Bass Pro Shop
Home Depot
JcPenney
Jos. A Banks
King Soopers
Macy's
Off Broadway Shoes
Old Navy
PetSmart
Semplice Boutique
Target
Victoria's Secret
Walmart

TIRED?

Courtyard by Marriott
DoubleTree by Hilton
Drury Inn & Suites
Holiday Inn
Quality Inn & Suites
Renaissance Denver Stapleton
Residence Inn by Marriott
Staybridge Suites

DENVER'S NEW
BUSINESS LOCATION

TYPICAL FLOORPLANS



CENTRAL PARK STATION ONE

JUST THE FACTS

BUILDING FACTS	TRANSPORTATION
Typical Floorplates 27,000 - 31,000 RSF	Parking Ratio 3.5 : 1,000
Standard Column Spacing 40' - 45'	Bike Storage Secure Exclusive Tenant Bike Storage
Average Ceiling Height 13'-14' Floor to Floor (10' Finished)	Motorcycle Parking Exclusive use for tenants
LEED Certification LEED Certified	Electric Car Charging Stations Exclusive use for tenants
Loading Small loading dock area	
Elevators Four (4) Total; One (1) Over Sized that Doubles as Freight	
CONTACT	

Ownership Forest City	Leasing Agent Newmark Knight Frank	Architect KTGY
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ABOUT FOREST CITY

Forest City Realty Trust, is a NYSE-listed national leader in mixed-use place making with \$8.2 billion in total assets. Founded in 1920 and headquartered in Cleveland, Ohio, the company is principally engaged in creating sustainable value by envisioning, owning and operating places where people, businesses, and communities thrive.

Forest City's portfolio of exceptional office, retail and apartment assets, as well as dynamic, mixed-use communities, is primarily focused in our core markets – New York City, Washington, D.C. Boston, Dallas, Denver, Los Angeles and San Francisco.

To learn more visit ForestCity.net.

Stapleton **BUSINESS NOW**



CENTRAL PARK STATION ONE

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ForestCity

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