



*Photographs provided courtesy of Denver International Airport*

## LOCATION

Porteos, a 1,287 acre mixed-use development opportunity has recently been annexed and zoned into the City of Aurora and is located at the northeast corner of East 56th Avenue and Harvest Road. The site is bounded by Denver International Airport (DIA) to the north, 56th Avenue to the south, Harvest Road alignment to the west and Valley Head Street to the east. Porteos represents the most proximate privately held land to DIA's main terminal and is situated south of DIA's cargo operations.

- Has 1.5 miles of frontage along DIA's southern boundary.
- Porteos is the closest privately held parcel to the main terminal at DIA.
- Porteos is strategically located on DIA's Southern boundary which provides:
  - 1) The closest proximity to existing substantial residential population.
  - 2) The closest proximity to DIA's existing cargo areas and the planned "cargo" runway (25L/7R).
  - 3) Quick access to I-70, E--470, Peña Boulevard and Union Pacific/Burlington Northern Santa Fe rail lines.
- Located in the City of Aurora, which strongly supports business development & expansion and maintains an environment optimal for corporate success.
- Porteos is positioned to be the center of DIA's Aerotropolis that could include:
  - 1) Aviation related logistics hub
  - 2) Corporate campuses
  - 3) Flex and R&D facilities
  - 4) Hotels and conference facilities
  - 5) Retail amenities
  - 6) Specialty entertainment venues
- Porteos and DIA are within 30 minutes of these popular area attractions:
  - 1) Coors Field - Home of the Colorado Rockies baseball team
  - 2) Invesco Field at Mile High - Home of the Denver Broncos football team
  - 3) Pepsi Center - Home of the Colorado Avalanche and Denver Nuggets
  - 4) Colorado Convention Center