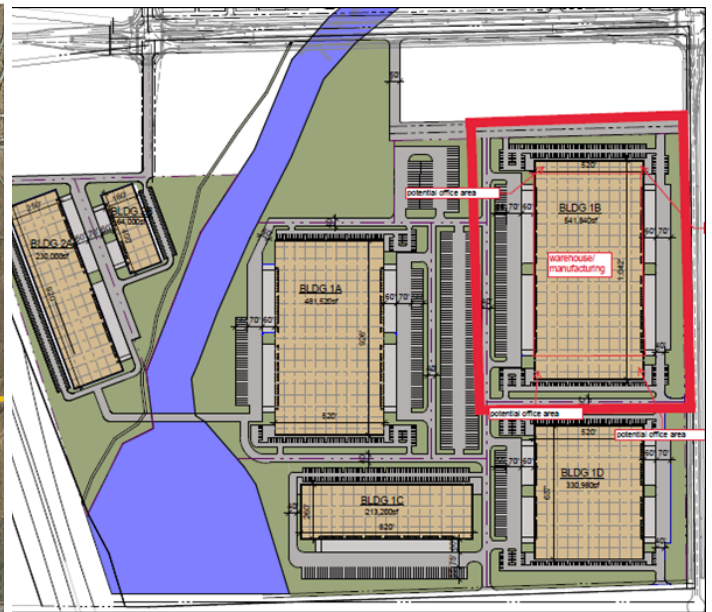
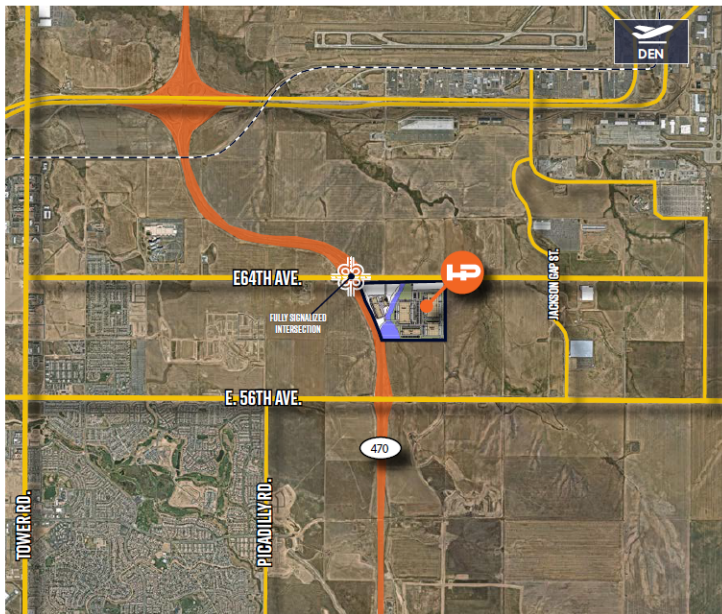


HIGHPOINT BUILDING 1 AURORA, CO

READY BUILDING BROCHURE

CORPORATE ECONOMIC DEVELOPMENT



GENERAL SITE INFORMATION

Location	SEC of 64th Avenue and E-470 in Aurora, Colorado, Delivery date: Q2 2021
Owner/ Representative	Hyde - Mortenson; Representative: Todd Witty, CBRE, Todd.Witty@cbre.com
Size	541,000 square feet, divisible by 100,000 square feet
Zoning	Industrial PUD
Preferred Industry	Industrial or Commercial
Asking Price	Lease price \$5.50 / square feet NNN, minimum of 5 years
Highway Access	Adjacent to E-470 toll road, ~6 miles to I-70, ~7 miles to I-225 (bypass to I-25)
Air Access	12 miles to Denver International Airport.
Rail Access	No freight rail access. Site served by light rail commuter train.

UTILITY INFORMATION

Electric Power	Xcel Energy. 3-phase UG Feeder along 64th Avenue.
Natural Gas	Xcel Energy. 2" in the area, area developing quickly so may be upsized in the near future. Currently at 2" Pounds Medium or a meter pressure of .25, .5 or 2 psig.
Water	Aurora Water. The closest water main is a 24" PVC main located in E 64th Avenue and the western side of E-470.
Sewer	Aurora Water. The closest sewer main is a 12" PVC sewer main at the intersection of E 64th Avenue and Picadilly Road.
Telecom/Fiber	Comcast. 100GB capable network, up to 1GB coax available, up to 10GB fiber.

SITE DUE DILIGENCE DOCUMENTATION AVAILABLE (REPORTS AND DETAIL AVAILABLE)

Title Commitment	<input checked="" type="checkbox"/>	Archeological and Historic Use Assessments	<i>Not required</i>
Aerial Site Views and Maps	<input checked="" type="checkbox"/>	Park Covenants and Restrictions	
Park Master Plan	<input checked="" type="checkbox"/>	Transportation Access Maps	<input checked="" type="checkbox"/>
Utility Service Maps	<input checked="" type="checkbox"/>	Geotechnical Study / Soil Survey	<input checked="" type="checkbox"/>
Site Dimensions and Configuration	<input checked="" type="checkbox"/>	FEMA Flood Plain Designation with map	<input checked="" type="checkbox"/>
Wetlands Delineation and Map	<input checked="" type="checkbox"/>	Air Attainment Status	<input checked="" type="checkbox"/>
Phase 1 Environmental Assessment	<input checked="" type="checkbox"/>	Endangered Species Assessment	<i>Not required</i>

GENERAL COMMUNITY INFORMATION

Community Profile and Demographics	<input checked="" type="checkbox"/>	Letters of Support	
State and Local Incentives Overview	<input checked="" type="checkbox"/>	Business and Industrial Support Services and Amenities Profile	<input checked="" type="checkbox"/>

Economic Development Contact:

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Vice President

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