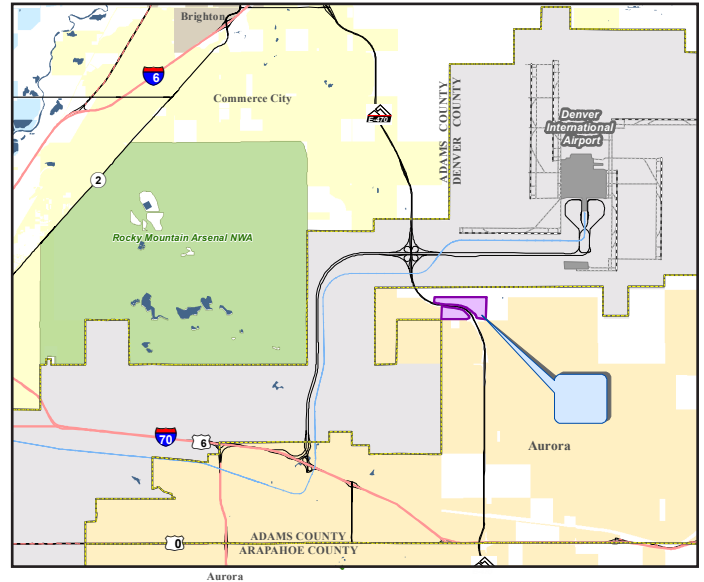
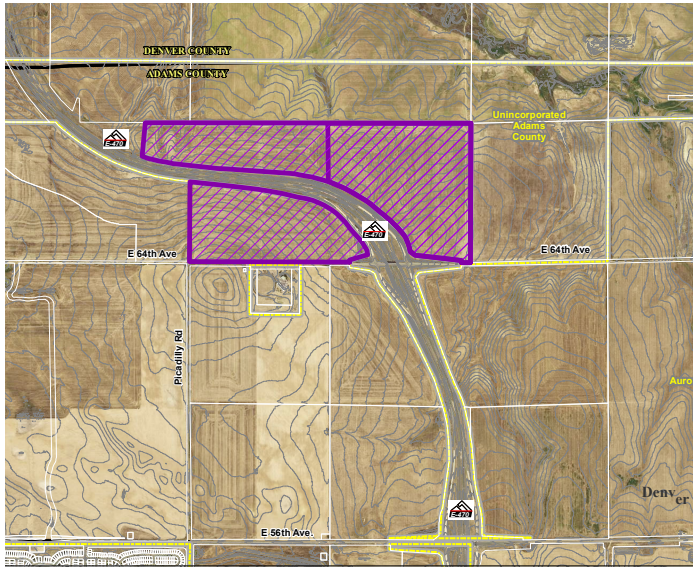


HIGHPOINT AURORA, CO

INFORMATION SHEET

CORPORATE ECONOMIC DEVELOPMENT



GENERAL SITE INFORMATION

Location	Picadilly & 64th Avenue and E-470& 64th Avenue, Aurora, Colorado
Owner	ACM High Point VI LLC, 18591 E 64th Ave Denver, CO 80249
Size	1,124 acres
Zoning	Airport Corporate and Airport Distribution
Preferred Industry	Mixed use Corporate Office Campuses including, not limited to, financial, insurance, media/tech software.
Asking Price	\$3.50 per square foot. Developer is pursuing buildings for lease.
Highway Access	Adjacent to E-470, ~7 miles to I-225, 22 miles to I-25, ~6 miles to I-70, ~9 miles to Highway 36
Air Access	~8 miles to Denver International Airport
Rail Access	No rail access.

UTILITY INFORMATION

Electric Power	Xcel Energy. Feeder line 1 is adjacent, 13.2 kV; feeder line 2 TOWE1241 is 2.4 miles away. Feeder line 1 TOWE1246 has 1.3 MW of capacity. Feeder line 2 TOWE1241 currently has no additional capacity.
Natural Gas	Xcel Energy. New 6" IP main runs along 64th from Tower to Himalaya. 10" HP main runs in 68th from Powhatan to Picadilly. 8" HP main runs south on Picadilly from 68th. 6" IP Main 10" & 8" HP Main. 6" IP Main 300+ MSCFH. 90+ psig available pressure. 10" & 8" HP Main 300+ MSCFH 200+ psig.
Water	Aurora Water. 12" lines running along streets within the development.
Sewer	Aurora Water. 12" line connected to an 18" line.
Storm Water	Metro Wastewater Reclamation District. 36" main, lines run in the streets throughout the development.
Telecom/Fiber	Multiple providers can serve the area. Zayo: Lit or Dark solution. 100 meg to 100G+. Zayo has long haul dark and lit fiber serving the park, along with metro dark 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	<i>Not required</i>
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	<input checked="" type="checkbox"/>
State and Local Incentives Overview	<input checked="" type="checkbox"/>	Business and Industrial Support Services and Amenities Profile	<input checked="" type="checkbox"/>

***This property is located in an Opportunity Zone.**

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