



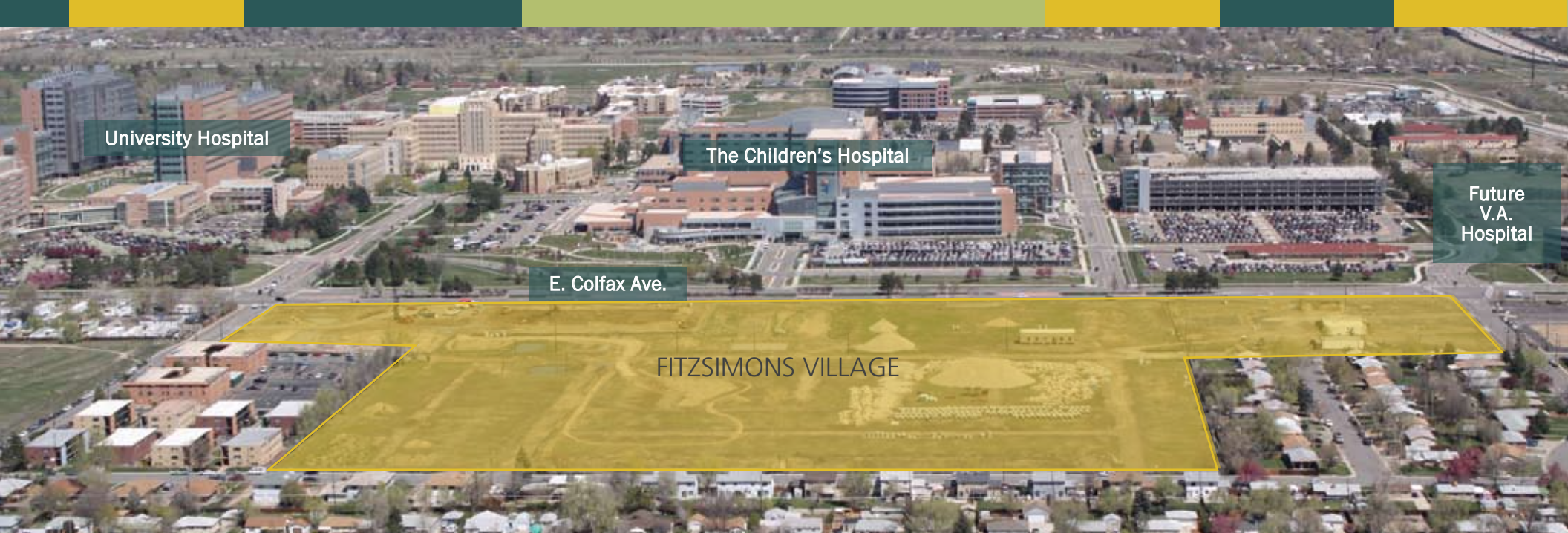
FITZSIMONS
village



A Mixed-Use Development Bringing Amenities to the Anschutz Medical Campus,
the Fitzsimons Life Science District and the Veterans Hospital

Developed By





University Hospital

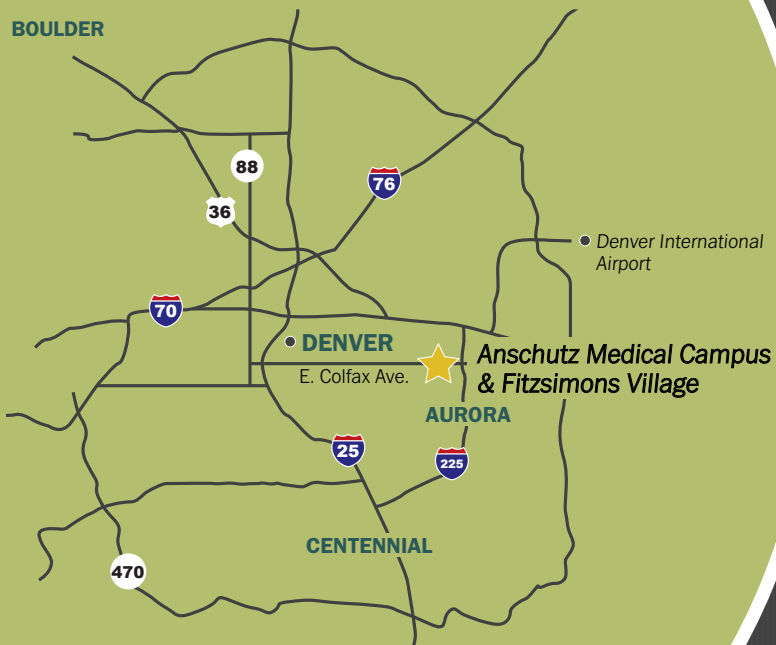
The Children's Hospital

Future
V.A.
Hospital

E. Colfax Ave.

FITZSIMONS VILLAGE

• LOCATION



• The **FASTEST GROWING MEDICAL CAMPUS** in the United States

A state-of-the-art, integrated Life Science District on the former Fitzsimons Army Medical Center – located in the heart of Aurora, Colorado – is creating one of the most preeminent and concentrated collaboration of patient care, research, and education centers in the United States. The Life Science District is home to the Anschutz Medical Campus, which includes the University of Colorado Hospital, the University of Colorado Denver's Health Science Schools, and The Children's Hospital. The District will also include the 1.1 million square foot U.S. Veterans Health Administration Hospital that commenced construction in 2010. Over 16,000 people are already employed within the Life Science District with plans for more than 45,000, including jobs in teaching, patient care, basic science research, and biotechnology research and development. Today more than 700,000 patients travel in and out of this hospital complex annually.

FITZSIMONS VILLAGE will provide a full set of amenities to the region

Because of its rapid growth, amenities usually associated with dense medical communities do not yet exist at this site.

Fitzsimons Village is the first new mixed-use development that will bring these needed amenities to the area. Fitzsimons Village's main entrance is directly

across from the entrance of The Children's Hospital, the central hospital in the campus. Fitzsimons Village connects to the hospital campus via an elevated pedestrian walkway. In Phase I, Fitzsimons Village brings a 150,000 square foot office facility with 16,000 square feet of retail space, a 153-room SpringHill Suites by Marriott and a regional bank branch followed by a seven-story, 208,000 square foot office building and a full-service hotel and conference center. In addition, there will be over 20 acres available for further development of office, research, retail, and residential opportunities.



NOW LEASING
OFFICE



ONLY
1 FLOOR
AVAILABLE

• FITZSIMONS 100

Construction at Fitzsimons Village commenced in April 2010 with a six-story, mid-rise structure providing 151,700 square feet of office and 16,329 square feet of retail. Lobby finishes are contemporary, featuring 12-foot ceilings, granite floors and warm wood millwork. Office floors are spacious with 10-foot ceilings and efficient five-foot mullion spacings. Building utilities include VAV HVAC systems with digital controls to ensure energy efficiency and comfort. Building security is provided via keycard entry systems on all doors.

- Total Square Footage: 151,700
- Typical Floor: 30,000 sq ft
- Minimum Divisible: 7,500 sq ft
- Security: 24X7 Key Card
- HVAC: VAV System with digital controller
- Elevators: 3 High Speed Traction
- Life Safety: Emergency generator for lights and elevators, state-of-the-art fire systems
- Entire Third Floor is available for lease - 30,000 sq ft

• FITZSIMONS 200

Like Fitzsimons 100, the slightly larger 200 is a contemporary mid-size office structure, providing 196,000 square feet of office and 12,000 square feet of retail space. Seven stories of office set adjacent to a 1,500 car parking deck create ample parking for office and retail tenants and their visitors. The 32,000 square foot floor plates create very efficient space while the state-of-the-art HVAC system will provide maximum comfort and energy efficiency. A two-story lobby will continue the granite and warm wood finishes that are signature throughout the Village.

- Total Square Footage: 208,000 sq ft
- Office Floors: 6
- Retail on 1st Floor: 12,000 sq ft
- Typical Floor: 32,000 sq ft
- Minimum Divisible: 7,500 sq ft
- Security: 24X7 Key Card
- HVAC: VAV System with digital controller
- Elevators: High Speed Traction
- Life Safety: Emergency generator for lights and elevators, state-of-the-art fire systems



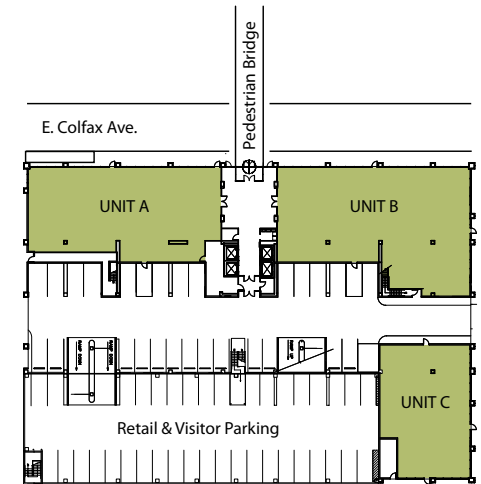
NOW LEASING RETAIL



RETAIL OPPORTUNITIES AT FITZSIMONS 100

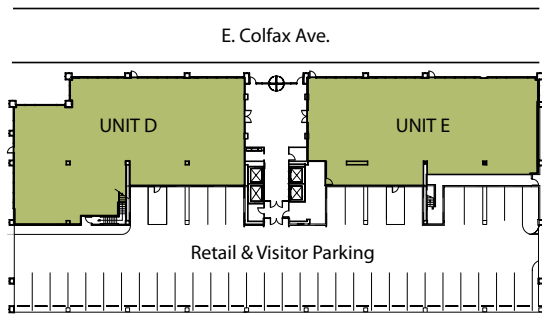
Fitzsimons 100 provides excellent retail opportunities on the street level, first floor – 16,000 square feet is available to service the 350,000 square feet of office space and the entire Anschutz Medical Campus immediately across the street.

- Total Square Footage: 16,329
- Unit A 5,636 sq ft/divisible
- Unit B 6,938 sq ft/divisible
- Unit C 3,755 sq ft/divisible
- Electric individually metered
- Gas individually tab metered
- Water individually metered
- White Box: HVAC temporarily hung, stub conduit on premise, slab poured with plumbing trench exposed
- Exterior windows and mullion system in place



PARKING

Abundant office parking is available in a shared, adjoining seven-story structured parking garage. The garage features a covered walkway with direct access into the office buildings. Retail parking is also available in the rear of the buildings. Retail can easily be accessed through the buildings' lobby or sidewalk. Street parking will surround both buildings.



RETAIL OPPORTUNITIES AT FITZSIMONS 200

Like the Fitzsimons 100 building, Fitzsimons 200 will provide opportunities for street-level retail to service the 350,000 square feet of office space and the entire Anschutz Medical Campus immediately across the street; 12,000 square feet of retail space will be available for lease.

- Total Square Footage: 12,800
- Unit D 6,915 sq ft/divisible
- Unit E 5,885 sq ft/divisible
- Electric individually metered
- Gas individually tab metered
- Water individually metered
- Exterior windows and mullion system in place
- White Box: HVAC temporarily hung, stub conduit on premise, slab poured with plumbing trench exposed

BRANCH BANK OUTPARCEL

A branch bank is planned in Phase I. The bank will enjoy the center location and will be designed for convenient ingress and egress for customers and drive-thru opportunities.





• **SPRINGHILL SUITES** by Marriott

The 153-room SpringHill Suites by Marriott will be the only national brand hotel within more than six miles. This important amenity for visiting specialists, researchers and extended-stay patient families ensures a

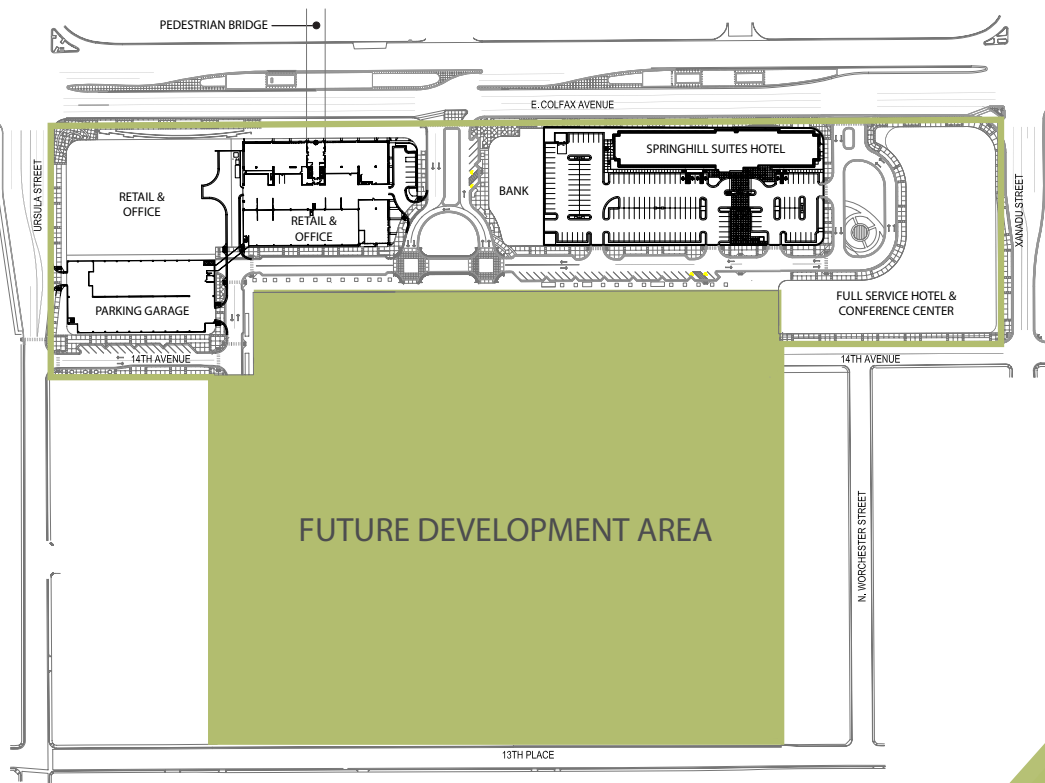
good flow of traffic from the hospitals to Fitzsimons Village. A contemporary select service hotel, SpringHill Suites features oversized guest suites as well as a full-service lounge. Construction commenced in May 2010 with a first quarter 2011 completion date.

• FULL-SERVICE HOTEL & Conference Center

Planned for the site is a 250 to 300 room, full-service hotel along with a 30,000 square foot conference center. The full-service hotel / conference center will be designed to service the needs of visitors and will provide much

needed amenities to the entire area including the Anschutz Medical Campus. Services will include a full-service restaurant, and state-of-the-art meeting, convention and event facilities.





• FUTURE DEVELOPMENT Land Available

In addition to Phase I, Fitzsimons Village will have 20 acres available for future development. These developments can include additional office or retail space, medical office space, research facilities, education facilities or residential buildings.

• FITZSIMONS VILLAGE A great place to do business

- Connected to all three hospitals by a pedestrian bridge
- Vehicular entrance directly across from The Children's Hospital Main Entrance
- One Mile to I-225
- 20 Acres available for future development
- Sites served by all utilities
- Other economic development incentives available

DEMOGRAPHICS

	1 mile	3 miles	5 miles
POPULATION	21,900	148,283	337,739
HOUSEHOLDS	7,601	52,775	132,269
AVERAGE AGE	30	33	34
AVERAGE HH INCOME	\$40,509	\$47,991	\$57,495
HH WITH INCOME OVER \$75,000	726	7,456	28,116

source: Claritas estimates for 2013



Future Build-to-Suit Office Building at 180 Inverness



188 Inverness Office Building, Denver



Museum Residences, Denver



Humana Regional Headquarters, Cincinnati



*Summerfield Suites, DIA
Also developed Embassy Suites, DIA*

DEVELOPED by Corporex

Founded in 1965, Corporex is a highly successful, fully integrated developer and investment corporation with more than \$1 billion in assets. Corporex develops nationally in all real estate segments with more than 10 mixed-use developments, five million square feet of office and 30 hotels completed. Recent notable Denver area projects include Museum Residences at Denver Art Museum, 188 Inverness Office Building, and the Summerfield Suites at the Denver International Airport. Corporex owns strategic land sites in numerous high-growth cities and areas throughout the U.S.

FITZSIMONS |
village

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