



COLORADO'S AIRPORT CITY

Commercial mixed-use development opportunity
adjacent to Denver International Airport



RETAIL | OFFICE/FLEX RESTAURANT | HOTEL INDUSTRIAL | AVIATION SITES

<p>ONLY TWO MILES from Denver International Airport's main terminal and the new 519 room Westin Hotel and light rail station</p>	<p>LESS THAN 3,000 FT to cargo apron</p>	<p>5 MILES CLOSER to DIA than existing hotels & restaurants</p>	<p>THREE EXISTING INTERCHANGES at E-470, E 56th Ave, E 64th Ave and Pena Blvd (Jackson Gap)</p>
<p>DIRECT ACCESS TO CARGO APRON via Tug Road can be negotiated with DIA</p>	<p>Site infrastructure is COMPLETE</p>	<p>The only entitled, zoned and shovel-ready non-residential site within a 4 MILE RADIUS (excluding DIA)</p>	<p>1,501 ROOM \$800M Gaylord Hotel and Convention Center opens December 2018</p>

Available **FOR SALE OR LEASE**
at the northeast corner of 56th Avenue and Harvest Road



HIGHLIGHTS

5th busiest airport in the nation with 60 million annual passengers

35,000 daily employees

\$26.3 billion/year economic impact

Approximately 100,00 round trips by cars carrying 150,000 passengers daily

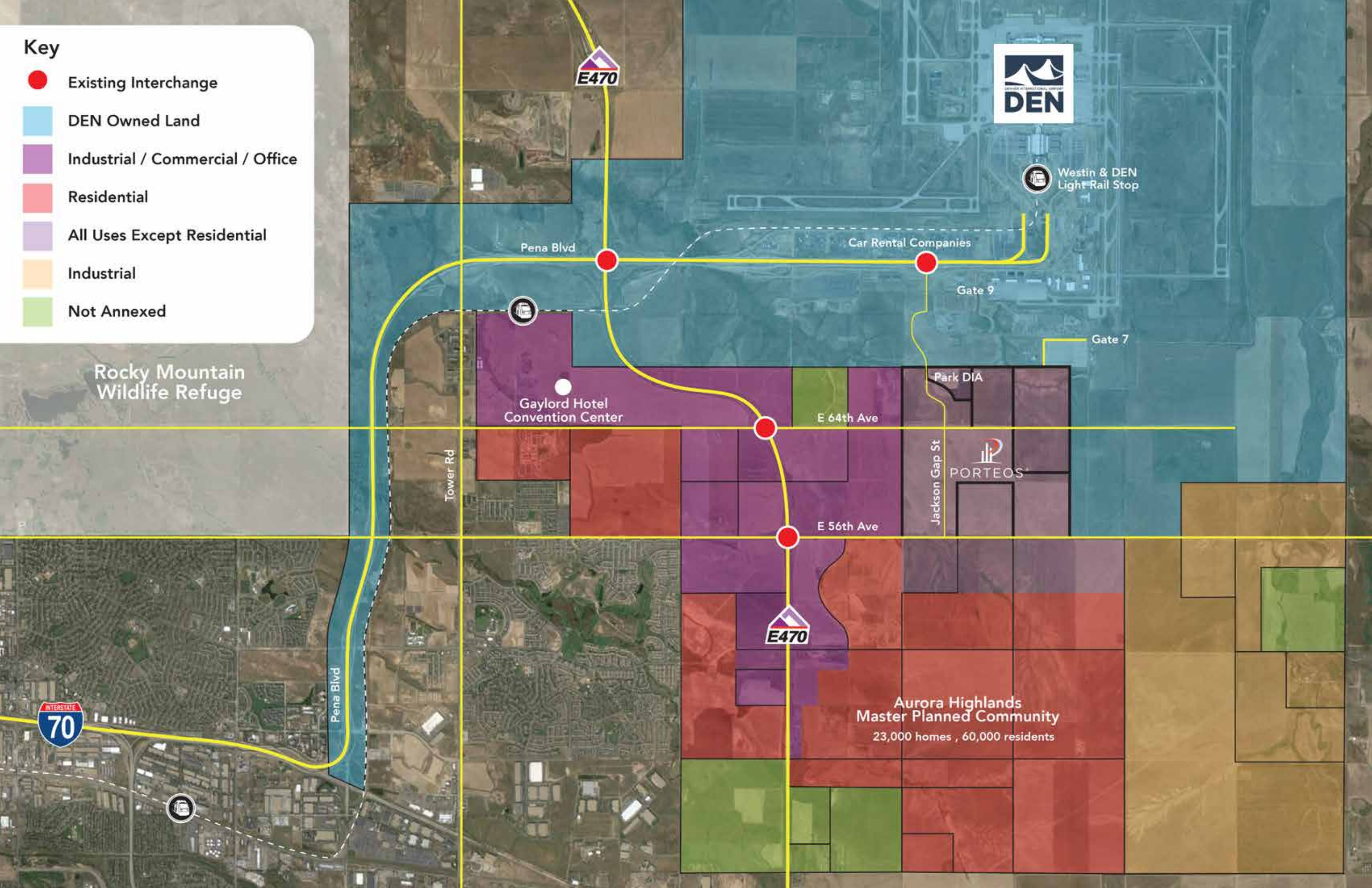
Over 80% average occupancy in more than 3,000 hotel rooms 7-10 miles from the terminal one of the highest rates in the metro area

3rd largest U.S. domestic flight network after Atlanta's Hartsfield-Jackson International & Chicago O'Hare International



Key

- Existing Interchange
- DEN Owned Land
- Industrial / Commercial / Office
- Residential
- All Uses Except Residential
- Industrial
- Not Annexed



Rocky Mountain Wildlife Refuge

Gaylord Hotel Convention Center

Aurora Highlands Master Planned Community
23,000 homes , 60,000 residents



Westin & DEN Light Rail Stop

Car Rental Companies

Gate 9

Gate 7

Park DIA

PORTEOS

Jackson Gap St

E 64th Ave

E 56th Ave

Pena Blvd

Pena Blvd



Opportunity Zone

No Long Term Capital Gains*

- Porteos was recently approved as an Opportunity Zone by the Colorado State Governor's office and the United States Department of the Treasury.
- This distinction allows for significant investor and business tax credits through the temporary deferral of capital gains.
- Investments in operating businesses, equipment, and real property (real estate or infrastructure) are included in the tax benefit.

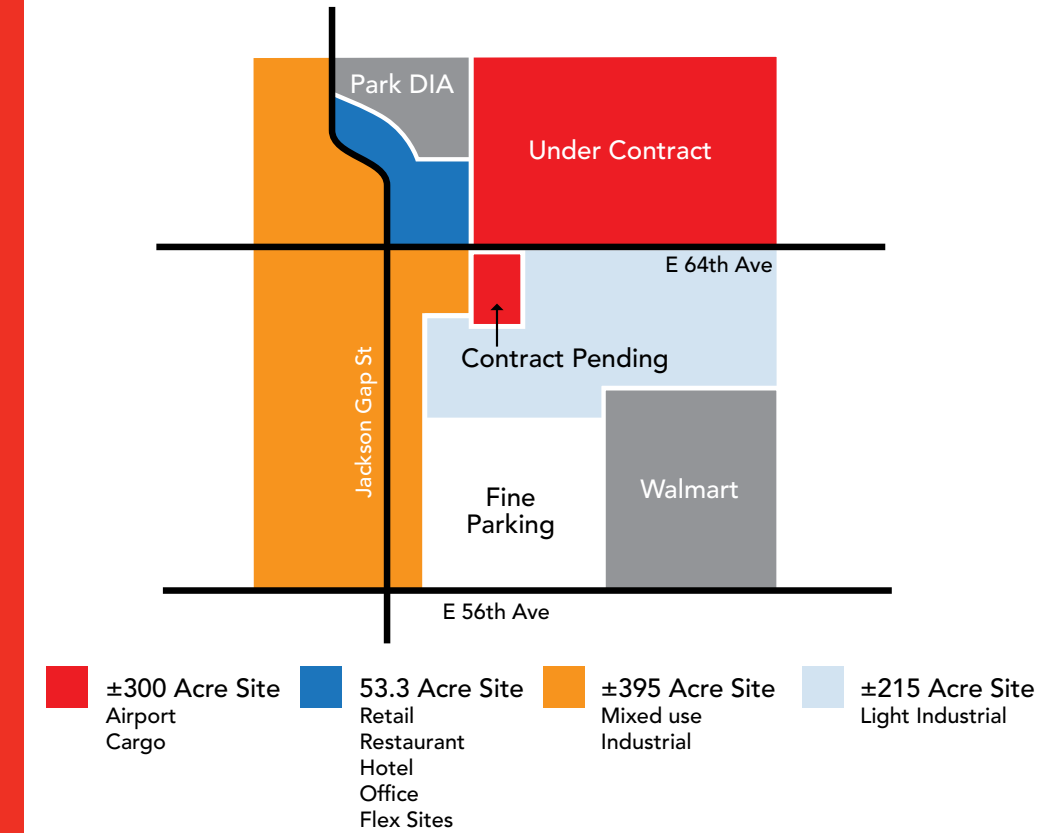
*for an investment held for 10 years within an Opportunity Zone. A 36% higher return value is achieved in comparison to an alternative investment with an 8% annualized return.

Enterprise Zone

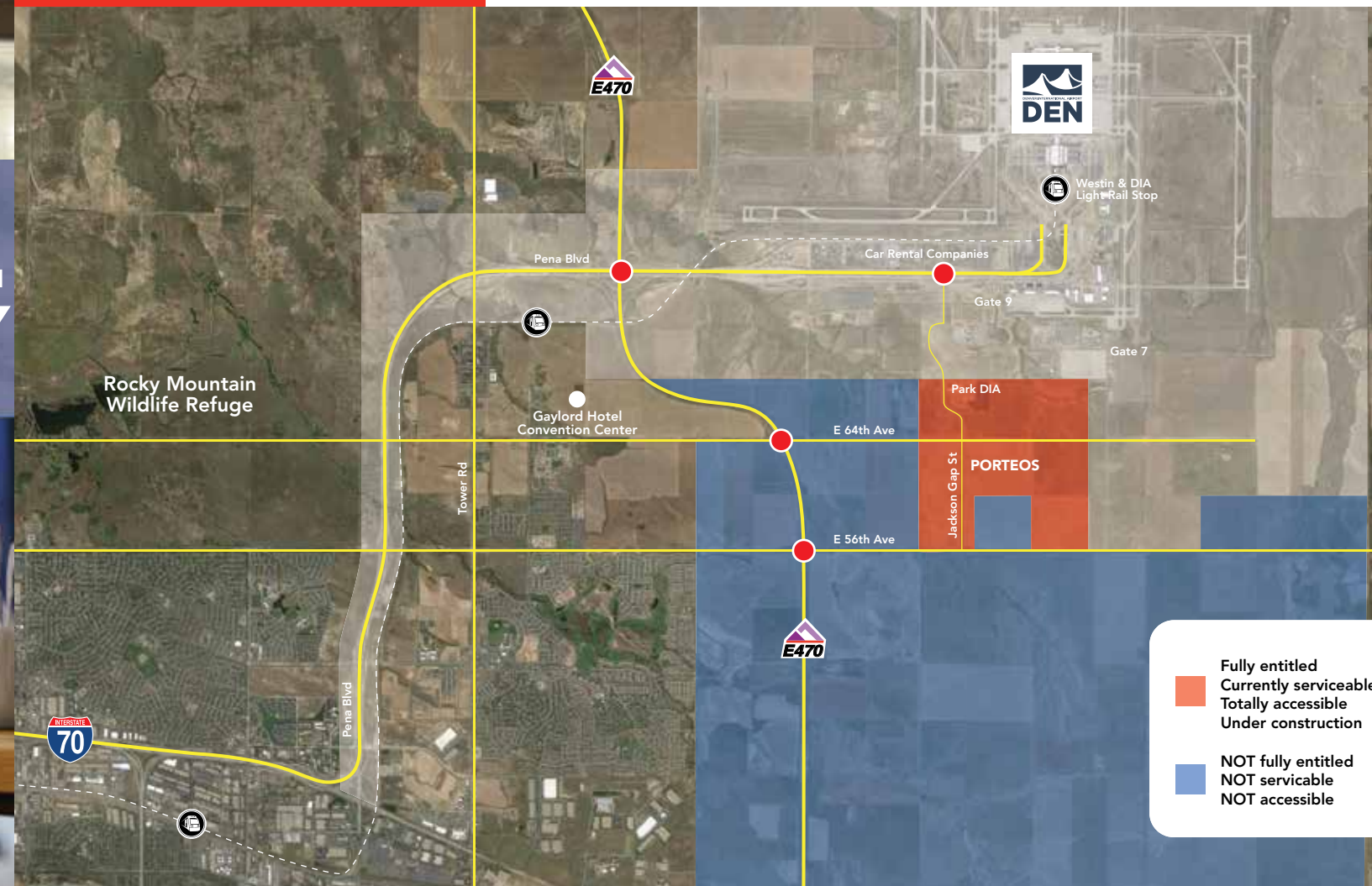
Foreign Trade Zone



THE ONLY SITE ENTITLED, SERVICEABLE & ACCESSIBLE



EXPANSIVE MULTI-USE PROPERTY



“Today there are still thousands of acres of undeveloped land surrounding DIA that represent one of the most unrealized economic opportunities in the world”

Colorado Aerotropolis Visioning Study, May 2016 Report



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