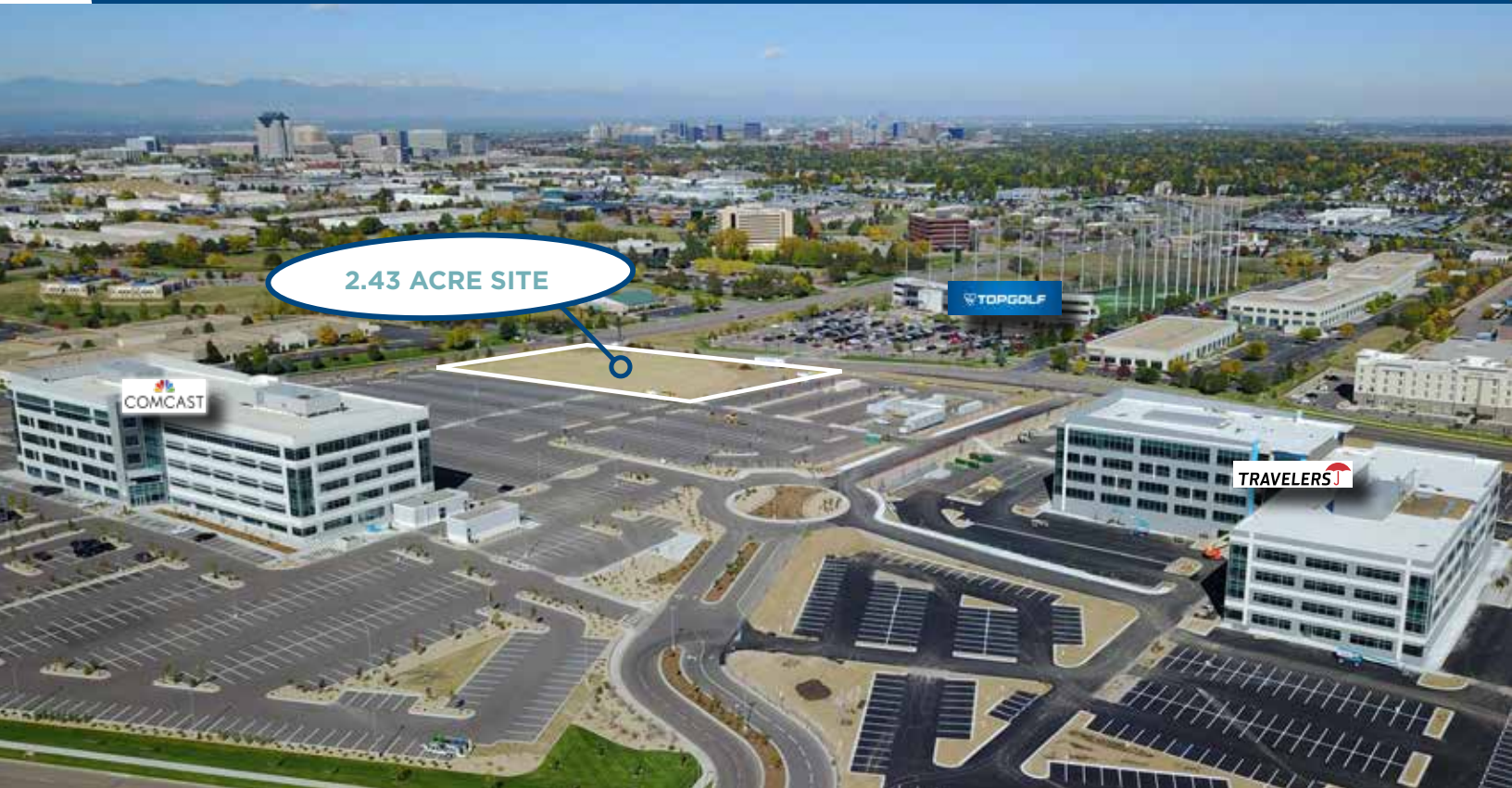


INOVA

DRY CREEK

OFFICE/COMMERCIAL 2.43 ACRE SITE



2.43 ACRE SITE

AMENITIES

- // Prime corner location directly across the street from the new TopGolf entertainment facility
- // Easy access from I-25 at Dry Creek Road and Arapahoe Road
- // Lightrail access, Lyft service in place for tenants
- // Food truck court
- // Over 434,000 SF of new Class A office space adjacent to property

OFFICE / COMMERCIAL
SITE AT SOUTHEAST
DENVER'S NEWEST
SUBURBAN INNOVATIVE
CAMPUS

Developed by:



Newmark
Knight Frank



UNITED
PROPERTIES
CREATING DEEP ROOTS





Area Demographics

2017 Income	1-mile	3-mile	5-mile
Per Capita Income:	\$66,238	\$51,830	\$47,364
Household Income: Median	\$82,923	\$91,728	\$87,699
Household Income: Average		\$130,219	\$121,336

Traffic Counts	Avg. Volume
Easter Ave., east of Havana (10/2015)	15,001
Dry Creek Rd., south of Geddes & east of Inverness Dr N (06/2012)	26,546
Havana St., south of Arapahoe Rd. (09/2015)	25,327

Population	1-mile	3-mile	5-mile
Total Daytime Population	26,226	173,584	338,146
Total Employee Population	25,537	145,148	224,796
Total Daytime at Home Population	689	28,436	113,350
Total Employee Population (% of Daytime Population)	97.4%	83.6%	66.5%
Total Daytime at Home Population (% of Daytime Population)	2.6%	16.4%	33.5%

Source: Denver Regional Council of Governments

Excellent Access, Prime In-Fill Location

INOVA Dry Creek is strategically situated immediately east of the intersection of I-25 and East Dry Creek Road, between the Denver Technological Center and Centennial Airport. The Site is 20 miles southwest of the Denver International Airport. Park Meadows Mall and the Promenade shopping center are just one exit south on I-25.

For further information, please contact our exclusive agents:

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INOVADRYCREEK.COM

Developed by:



Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal. The 'LEED Certification Mark' is a registered trademark owned by the U.S. Green Building Council and is used by permission.