

FoxPark

DENVER



HOME OF THE **NEW** FUTURIST

VITA

Trammell Crow Company

CBRE

“

YOU NEVER
CHANGE THINGS
BY FIGHTING THE
EXISTING REALITY.
TO CHANGE
SOMETHING,
BUILD A NEW
MODEL THAT
MAKES THE
EXISTING MODEL
OBSOLETE.

”

R. Buckminster Fuller



A BEACON FOR NEW IDEAS

Fox Park's visionary master plan establishes a new model for fostering a vibrant community. Built around shared infrastructure, integrated open space, and a global business and cultural center, **Fox Park** is the next great urban transformation.

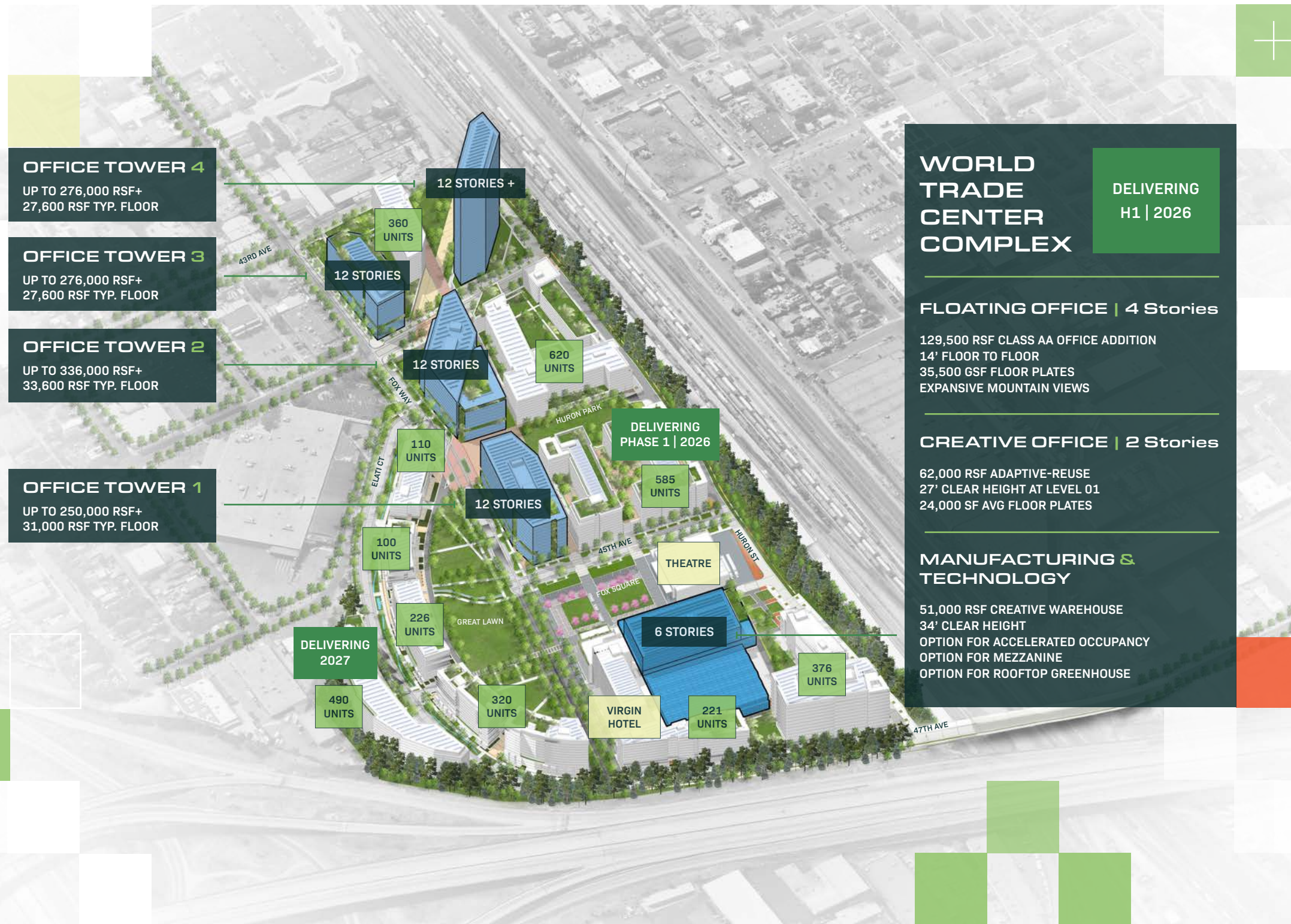
Across **41 acres** of living and breathing, urban landscape, **Fox Park** provides a world of experiences that fully immerse the cityscape with nature. **14 acres** of interconnected park, indoor/outdoor theatres and open space integrate culture, community, and innovation to create unparalleled opportunities for growth.

“

THE ONLY WAY OF DISCOVERING THE LIMITS OF THE POSSIBLE IS TO VENTURE A LITTLE WAY PAST THEM INTO THE IMPOSSIBLE.

”

Arthur C. Clarke



DEFINE A NEW HORIZON

Fox Park will create a new home for the visionaries, the dreamers, and the trailblazers. Unique to Denver, Fox Park brings together the best of modern architecture, amenities and allows users to combine a variety of uses all in one space and place. It's an invitation to dare, dream, and find out where the limits really are.

WORLD TRADE CENTER

A VIBRANT NEW PLACE TO GLOBALLY CONNECT

There's no substitute for community. **The World Trade Center Denver** offers abundant potential for global connection, collaboration, and bold creation across its innovative integrated spaces. Flow seamlessly between workspaces, parks, and new cultural hotspots for evergreen inspiration.



247,000 RSF
TRANSFORMATIVE OFFICE
& MANUFACTURING SPACE



240
VIRGIN HOTEL
ROOMS



8,850 SF
BALLROOM | SPA | GATHERING
SPACES AT THE HEART OF
THE COMMUNITY



2,800 SF
VIRGIN HOTEL
MUSIC VENUE



**DENVER IS OPEN
FOR GLOBAL
BUSINESS AND
INVESTMENT.
WE INVITE YOU
TO EXPERIENCE
OUR COMMUNITY
AND THE
ECONOMIC
IMPACT THIS
CREATES FOR
OUR CITY.**



**Karen Gerwitz,
CEO, WTC Denver**








GATHERING SPACES SPARKING INSPIRATION

Evolved workspaces, boutique hotel, event venues, curated retail, and opportunities for urban agriculture coalesce in **Fox Park's** urban center. **The World Trade Center Complex** offers **247,000 SF** of seamless creative, manufacturing, and technologically advanced office spaces.



“**WHAT'S DANGEROUS IS NOT TO EVOLVE.**”
Jeff Bezos

-  14-ACRE OPEN SPACE NETWORK CURATED BY THE DENVER BOTANIC GARDENS
-  PLANNED LEED PLATINUM AND WELL CERTIFICATION
-  GENEROUS OUTDOOR TERRACES ORIENTED TO MAXIMIZE MOUNTAIN AND DOWNTOWN VIEWS
-  SUSTAINABILITY PRINCIPLES INCLUDING BIOPHILIC DESIGN AND ADAPTIVE REUSE
-  ON-SITE BIKE ROOM AND MAINTENANCE STATION WITH EASY ACCESS TO SOUTH PLATTE RIVER TRAIL



- **129,500 SF** of Class AA Floating Office with up to **35,500 SF** contiguous floor plates and expansive mountain and downtown views
- **62,700 SF** of Creative Office with **24,000 SF** contiguous floor plates and generous clear height
- **51,000 SF** of contiguous manufacturing and technology fabrication space with **34'-0"** clear height
- Double-height lobby, international marketplace, exposition hall, performance and cultural center
- State-of-the-art meeting and conference space
- Approximately **17,000 SF** of curated food, beverage, and boutique retail
- **6,100 SF** double-height fitness facility
- Iconic architecture and interiors designed by Tryba Architects

“

THERE'S A TEMPTATION IN OUR NETWORKED AGE TO THINK THAT IDEAS CAN BE DEVELOPED BY EMAIL AND ICHAT. THAT'S CRAZY. CREATIVITY COMES FROM SPONTANEOUS MEETINGS, FROM RANDOM DISCUSSIONS.

”

Steve Jobs



CREATIVE OFFICE & MANUFACTURING TECHNOLOGY

Abundant spaces. Huge ceilings. Expansive views. No other office opportunity in the region offers **51,000 RSF** of flexible industrial space for 21st century making and manufacturing, seamlessly connected to creative office and an iconic international cultural center.

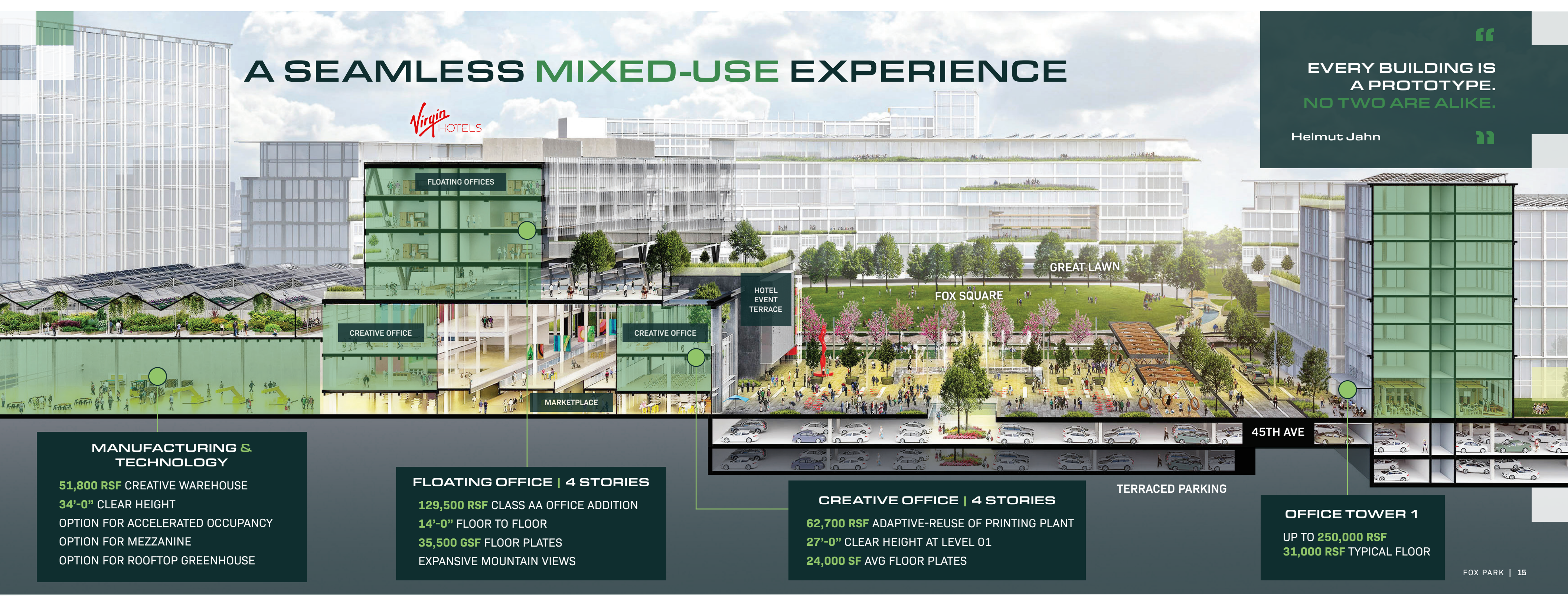


CHANGE IS A **CONSTANT**

What was once new is new again. The **475,000 RSF** historic Denver Post Printing Plant will be transformed into technology fabrication, office, retail, and hotel with an iconic floating addition. Through adaptive reuse of the building's unique features and design, trailblazers can enjoy spaces that exist nowhere else.



A SEAMLESS MIXED-USE EXPERIENCE



FLOATING OFFICES



CREATIVE OFFICE



CREATIVE OFFICE

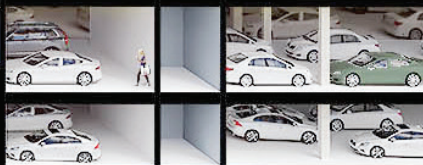
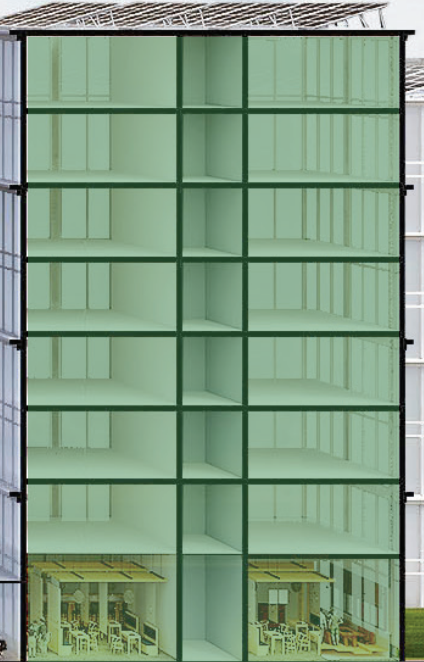
MARKETPLACE



HOTEL EVENT TERRACE

GREAT LAWN

FOX SQUARE



45TH AVE

TERRACED PARKING

MANUFACTURING & TECHNOLOGY
 51,800 RSF CREATIVE WAREHOUSE
 34'-0" CLEAR HEIGHT
 OPTION FOR ACCELERATED OCCUPANCY
 OPTION FOR MEZZANINE
 OPTION FOR ROOFTOP GREENHOUSE

FLOATING OFFICE | 4 STORIES
 129,500 RSF CLASS AA OFFICE ADDITION
 14'-0" FLOOR TO FLOOR
 35,500 GSF FLOOR PLATES
 EXPANSIVE MOUNTAIN VIEWS

CREATIVE OFFICE | 4 STORIES
 62,700 RSF ADAPTIVE-REUSE OF PRINTING PLANT
 27'-0" CLEAR HEIGHT AT LEVEL 01
 24,000 SF AVG FLOOR PLATES

OFFICE TOWER 1
 UP TO 250,000 RSF
 31,000 RSF TYPICAL FLOOR

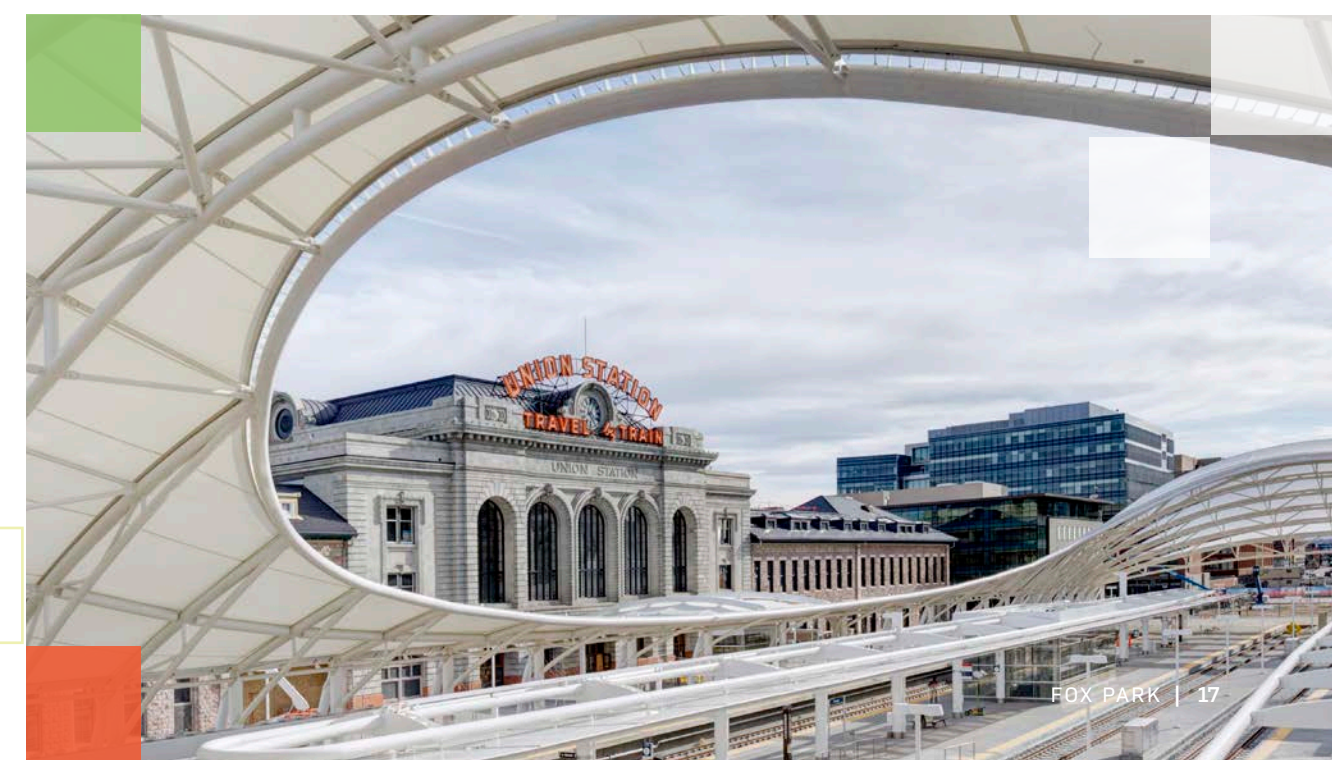
“ EVERY BUILDING IS A PROTOTYPE. NO TWO ARE ALIKE. ”
 Helmut Jahn



“
THE WORLD IS A GLOBAL VILLAGE.
 ”
Marshall McLuhan

CONNECTED BY REGIONAL & GLOBAL TRANSIT

Have the world at your fingertips. It's one stop to **Denver Union Station**, 45 minutes to **Denver International Airport**. Enjoy seamless access to the region's **\$7.6 Billion** transit investment.





CENTRAL & CONNECTED

Located at the southwest crossing of the I-25 and I-70 interchange, the site is immediately adjacent to **41st and Fox Transit Station**. Future bridge connection at **47th Avenue** will enhance regional and local neighborhood access for cars, bikes, buses, and pedestrians.



“
MOVE FAST. SPEED IS ONE OF YOUR MAIN ADVANTAGES OVER LARGE COMPETITORS.
 ”

Sam Altman



FoxPark

DENVER

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