PEAK INNOVATION PARK

900-ACRE MASTER PLANNED BUSINESS PARK LOCATED IN AN OPPORTUNITY ZONE AT THE ENTRANCE TO THE COLORADO SPRINGS AIRPORT

CUSTOMIZED SITES AVAILABLE FOR SALE, LEASE OR BUILD-TO-SUIT

OFFICE | INDUSTRIAL | RETAIL | ENTERTAINMENT | RECREATION | HOSPITALITY

COLORADO SPRINGS AIRPORT

URBAN FRONTIER

CUSHMAN & WAKEFIELD

PEAK INNOVATION PARK

Location, Incentives &

Why Peak Innovation Park?

Exclusive Incentives

- Pikes Peak Enterprise Zone
- Commercial Aeronautical Zone
- Aviation Development Zone
- Foreign Trade Zone
- State and regional incentives available to support business development projects

Opportunity Zone

- The Opportunity Zone was enacted as part of the Tax Cuts and Jobs Act of 2017 and was created to promote investment in companies, programs, and properties that are located in certain designated areas called Opportunity Zones
- Taxpayers can defer capital gains taxes on the sale of stocks, business assets or property by investing in certain qualified investment funds called "Opportunity Funds"
- Peak Innovation Park is located in a confirmed Opportunity Zone

Prime Location

- Directly south of the Colorado Springs Airport
- Quick access to I-25 from Academy Boulevard
- Visible to over 20,000 vehicles per day on Powers Boulevard

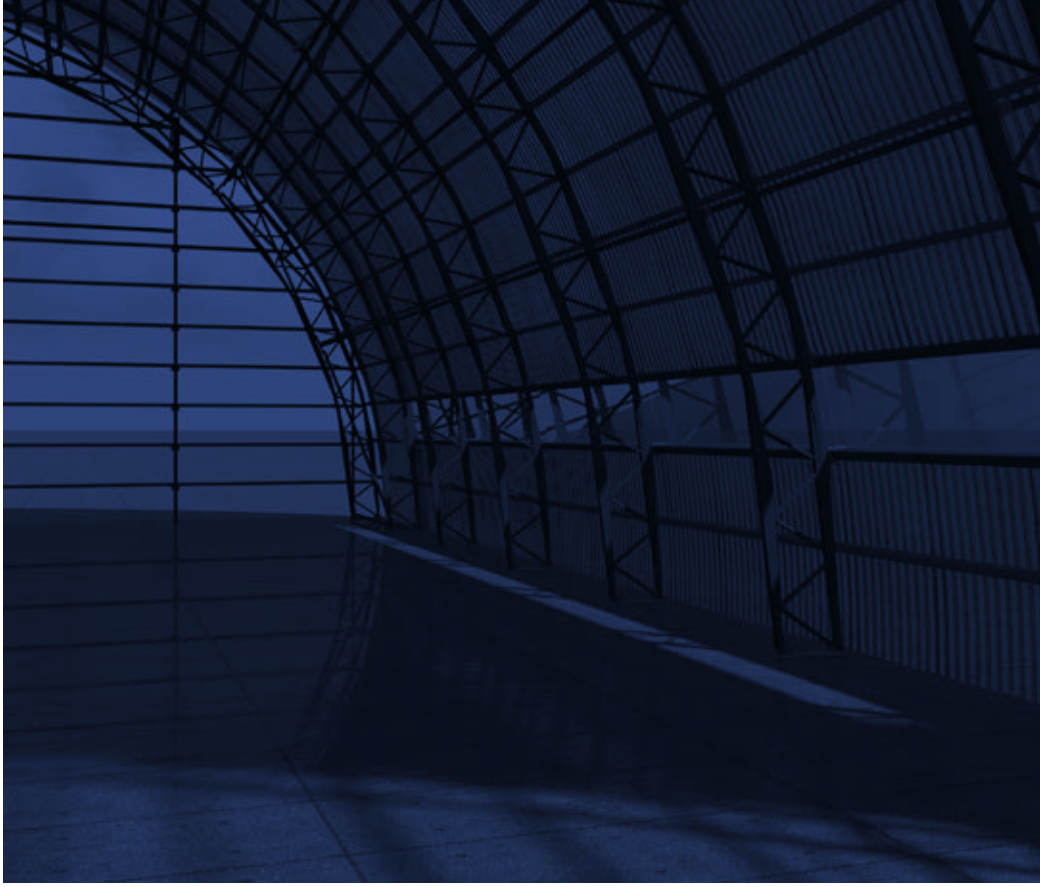
Site Availability

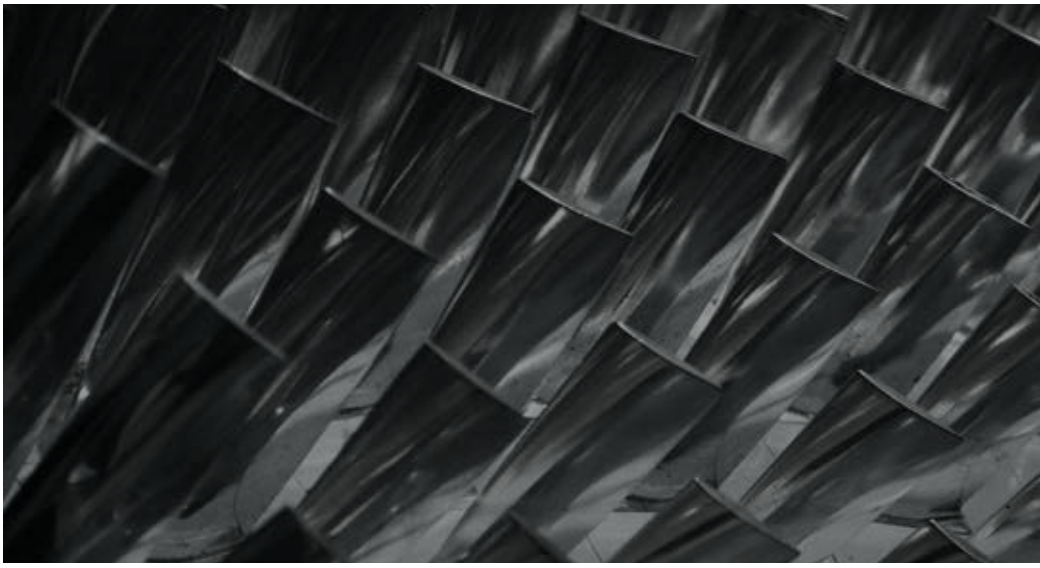
- Over 900 acres, with customized land sites from one acre
- Build-to-suits available for all product types starting at 10,000 RSF
- Sites are available for sale, lease, or build-to-suit
- Zoned for multiple uses including office, industrial, retail, entertainment, recreation and hospitality

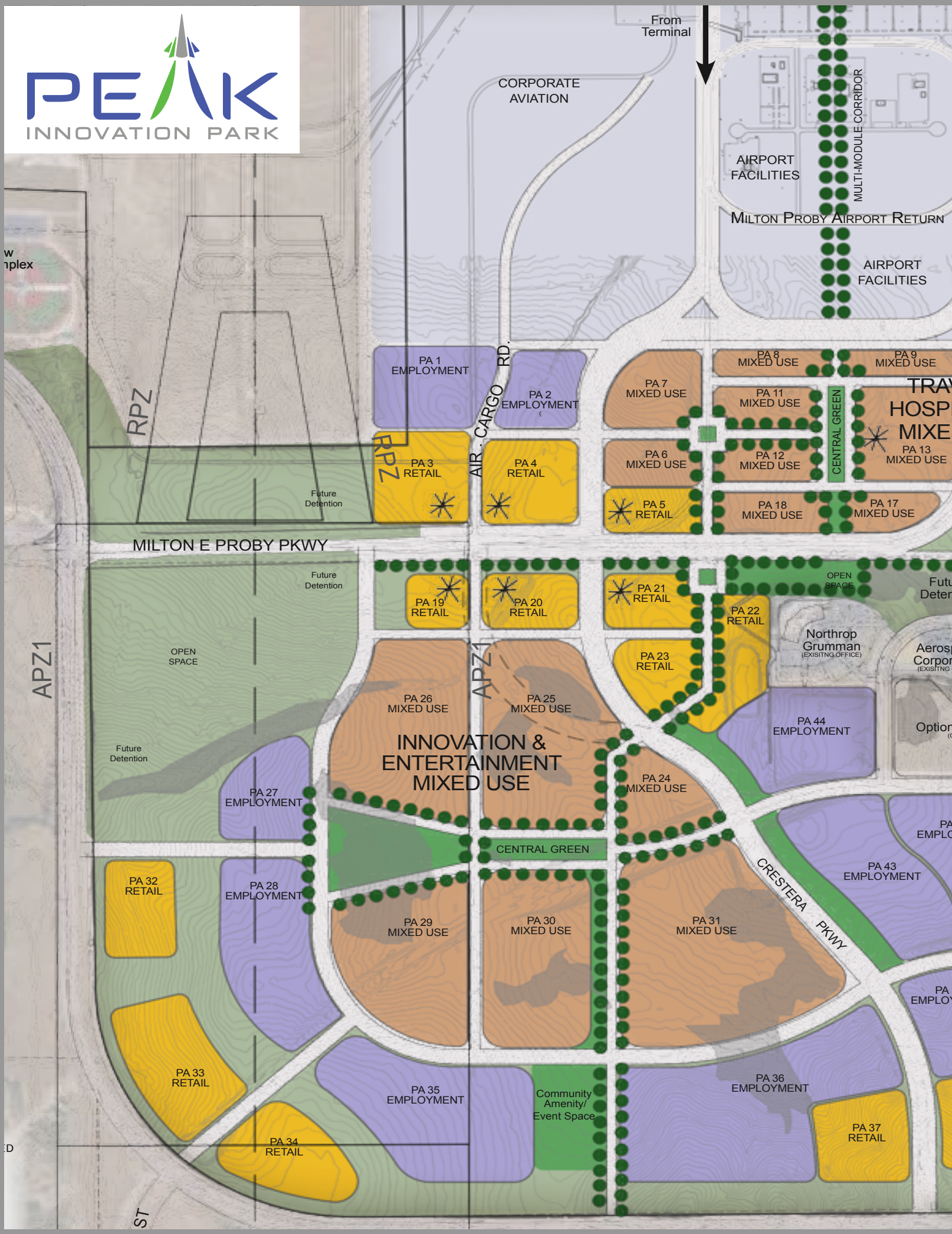
Infrastructure

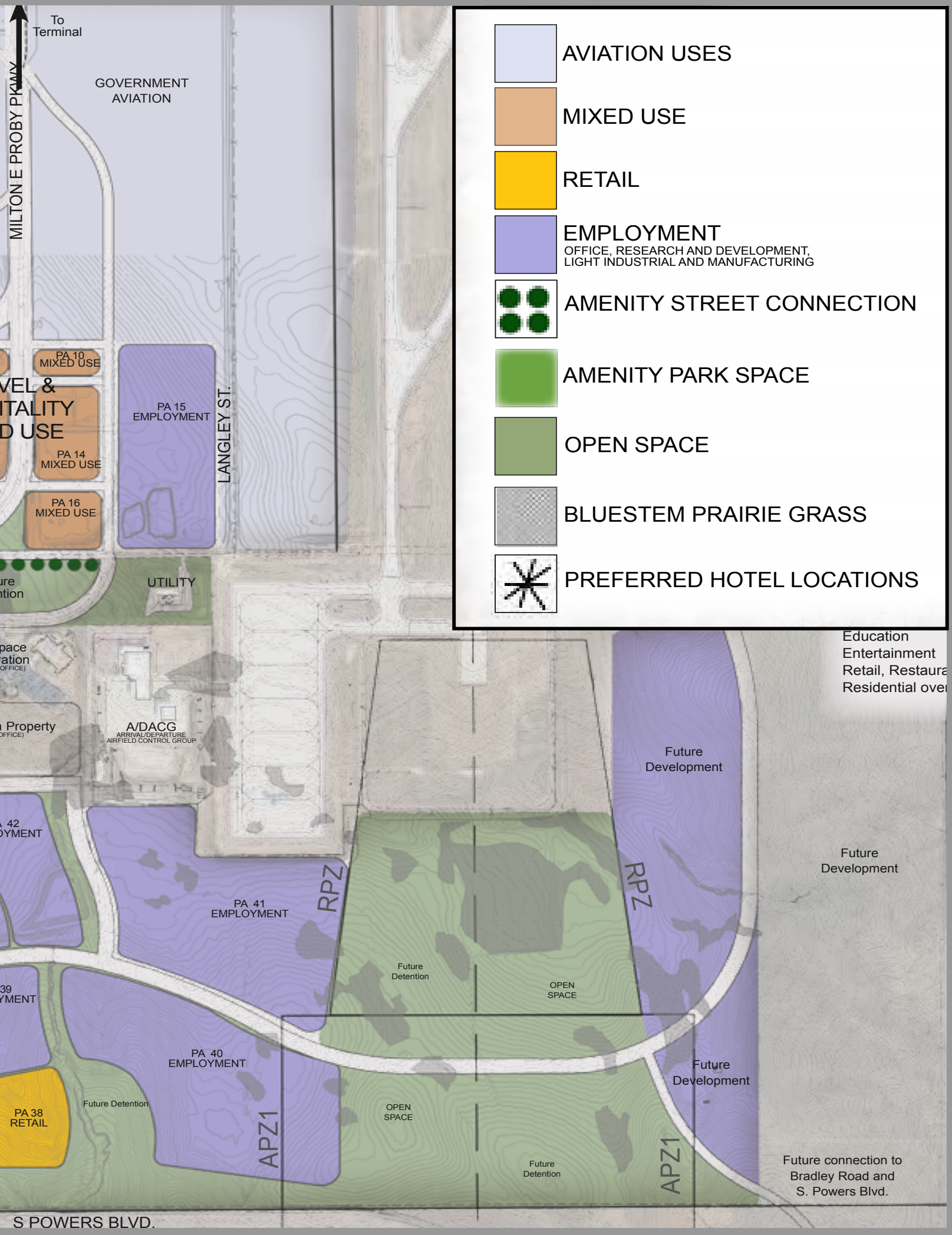
- The Peak Innovation Park property is currently served with capacities of utilities for development of all anticipated land uses. The project has an extensive network of water, wastewater, electric, natural gas and telecommunication systems in place.
- Existing trunk lines in Milton East Proby Parkway

Infrastructure






PEAK INNOVATION PARK
From Terminal
CORPORATE AVIATION
AIRPORT FACILITIES
MULTI-MODULE CORRIDOR
MILTON PROBY AIRPORT RETURN
AIRPORT FACILITIES
RPZ
RPZ
PA 1 EMPLOYMENT
AIR CARGO RD.
PA 2 EMPLOYMENT
PA 3 RETAIL
PA 4 RETAIL
PA 5 RETAIL
PA 6 MIXED USE
PA 7 MIXED USE
PA 8 MIXED USE
PA 9 MIXED USE
PA 11 MIXED USE
PA 12 MIXED USE
CENTRAL GREEN
PA 13 MIXED USE
PA 17 MIXED USE
PA 18 MIXED USE
Future Detention
MILTON E PROBY PKWY
Future Detention
PA 19 RETAIL
PA 20 RETAIL
PA 21 RETAIL
PA 22 RETAIL
PA 23 RETAIL
OPEN SPACE
Northrop Grumman
(EXISITNG OFFICE)
APZ1
APZ1
OPEN SPACE
Future Detention
PA 26 MIXED USE
PA 25 MIXED USE
INNOVATION & ENTERTAINMENT MIXED USE
PA 24 MIXED USE
PA 44 EMPLOYMENT
PA 27 EMPLOYMENT
CENTRAL GREEN
PA 32 RETAIL
PA 28 EMPLOYMENT
PA 29 MIXED USE
PA 30 MIXED USE
PA 31 MIXED USE
CRESTERA PKWY
PA 43 EMPLOYMENT
PA 33 RETAIL
PA 35 EMPLOYMENT
Community Amenity/ Event Space
PA 36 EMPLOYMENT
PA 37 RETAIL
PA 34 RETAIL


To Terminal
MILTON E PROBY PKWY
GOVERNMENT AVIATION
PA 10 MIXED USE
PA 14 MIXED USE
PA 16 MIXED USE
PA 15 EMPLOYMENT
LANGLEY ST.
UTILITY
A/DACG
ARRIVAL/DEPARTURE AIRFIELD CONTROL GROUP
PA 41 EMPLOYMENT
RPZ
Future Development
Future Detention
OPEN SPACE
PA 40 EMPLOYMENT
PA 38 RETAIL
APZ1
Future connection to Bradley Road and S. Powers Blvd.
S POWERS BLVD.
AVIATION USES
MIXED USE
RETAIL
EMPLOYMENT
OFFICE, RESEARCH AND DEVELOPMENT, LIGHT INDUSTRIAL AND MANUFACTURING
AMENITY STREET CONNECTION
AMENITY PARK SPACE
OPEN SPACE
BLUESTEM PRAIRIE GRASS
PREFERRED HOTEL LOCATIONS

PEAK INNOVATION PARK

Prime Location Directly South of the

Why Colorado Springs?

A Thriving Community*

- "Second Most Desirable Place to Live" (U.S. News & World Report, 2017)
- Second largest city in Colorado – MSA population over 670,000
- Only 70 miles (one hour drive) from Denver
- Low cost of living and operating
- Highly educated workforce – more than 37% of adults have a bachelor's degree or higher
- Extraordinary quality of life and outdoor lifestyle

A Hub for Industry*

- Key industries: Aerospace and Defense, Information Technology, Cybersecurity, Manufacturing, Healthcare & Medical Technologies, and Sports
- Diverse manufacturing presence with more than 400 manufacturers in the region
- 30+ Fortune 500 companies including HP, Progressive Insurance, Lockheed Martin Corporation, Oracle Corporation, Ford Motor Credit, and Northrop Grumman
- Five military installations with key command units such as Air Force Space Command, Army Strategic Command, and North American Aerospace Defense Command
- Olympic City USA - Headquarters of the U.S. Olympic Committee, U.S. Olympic Training Center, and the U.S. Olympic Museum and Hall of Fame (opening 2019)
- National Cybersecurity Center providing collaborative cybersecurity research, education, and training

Colorado Springs Airport

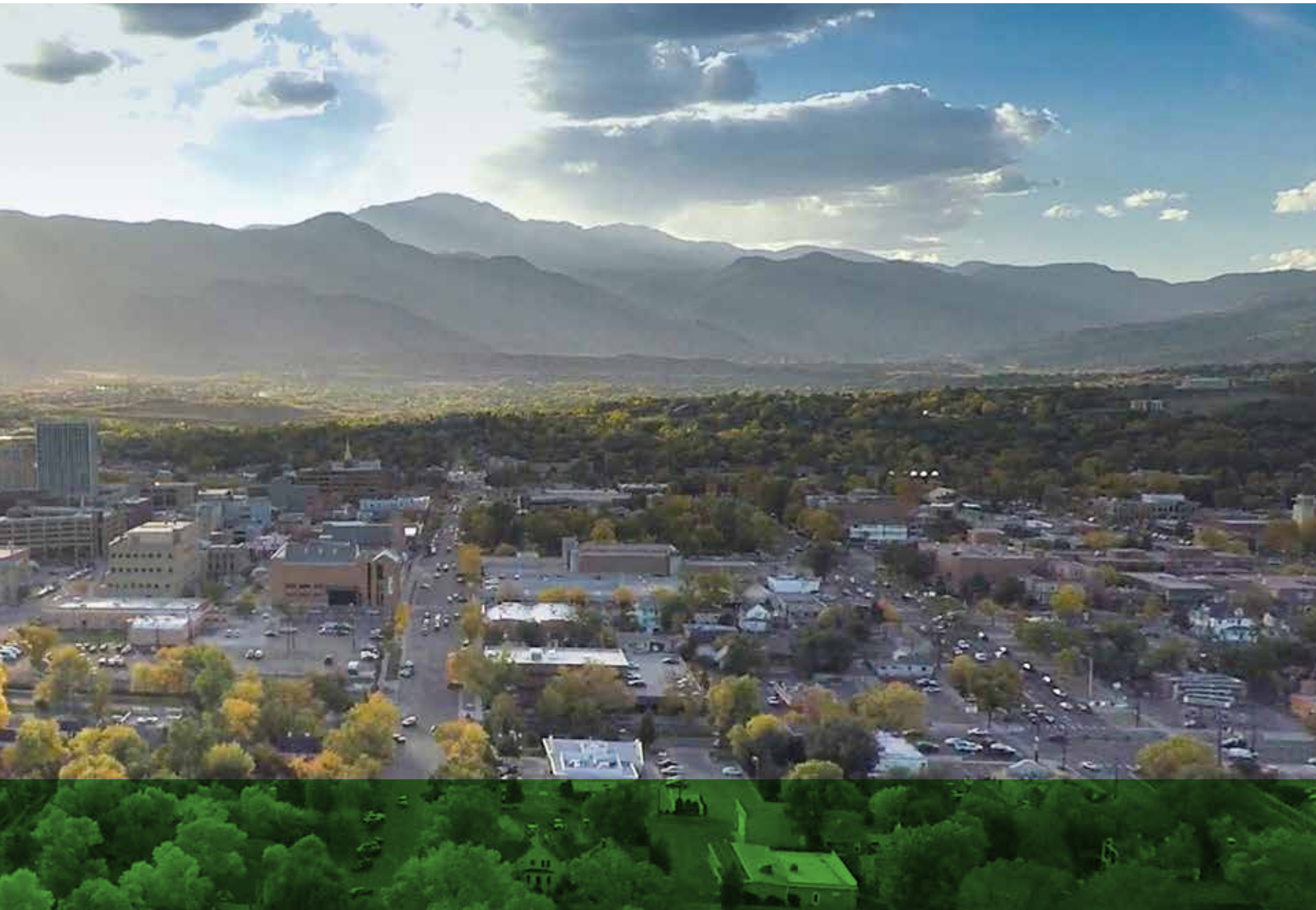
Customizable Sites Available For Lease, Sale or Build-to-Suit

Educated Workforce*

- Top rated higher education institutions including four NSA certified Centers of Academic Excellence in Information Assurance
- U.S. Air Force Academy
- University of Colorado Colorado Springs
- Pikes Peak Community College
- Colorado Technical University
- Colorado College
- More than 41,000 university and college students
- Steady stream of veterans entering the workforce

Accessibility**

- Centrally located in Mountain Time Zone
- Approximately 8 miles to downtown Colorado Springs and 4 miles to Interstate 25
- Colorado Springs Airport
- 7,200 Acres of air field
- 400+ Acres of land for aviation related development
- Four Business Centers: General & Corporate Aviation, Commercial Aviation, Military Aviation, Business Park



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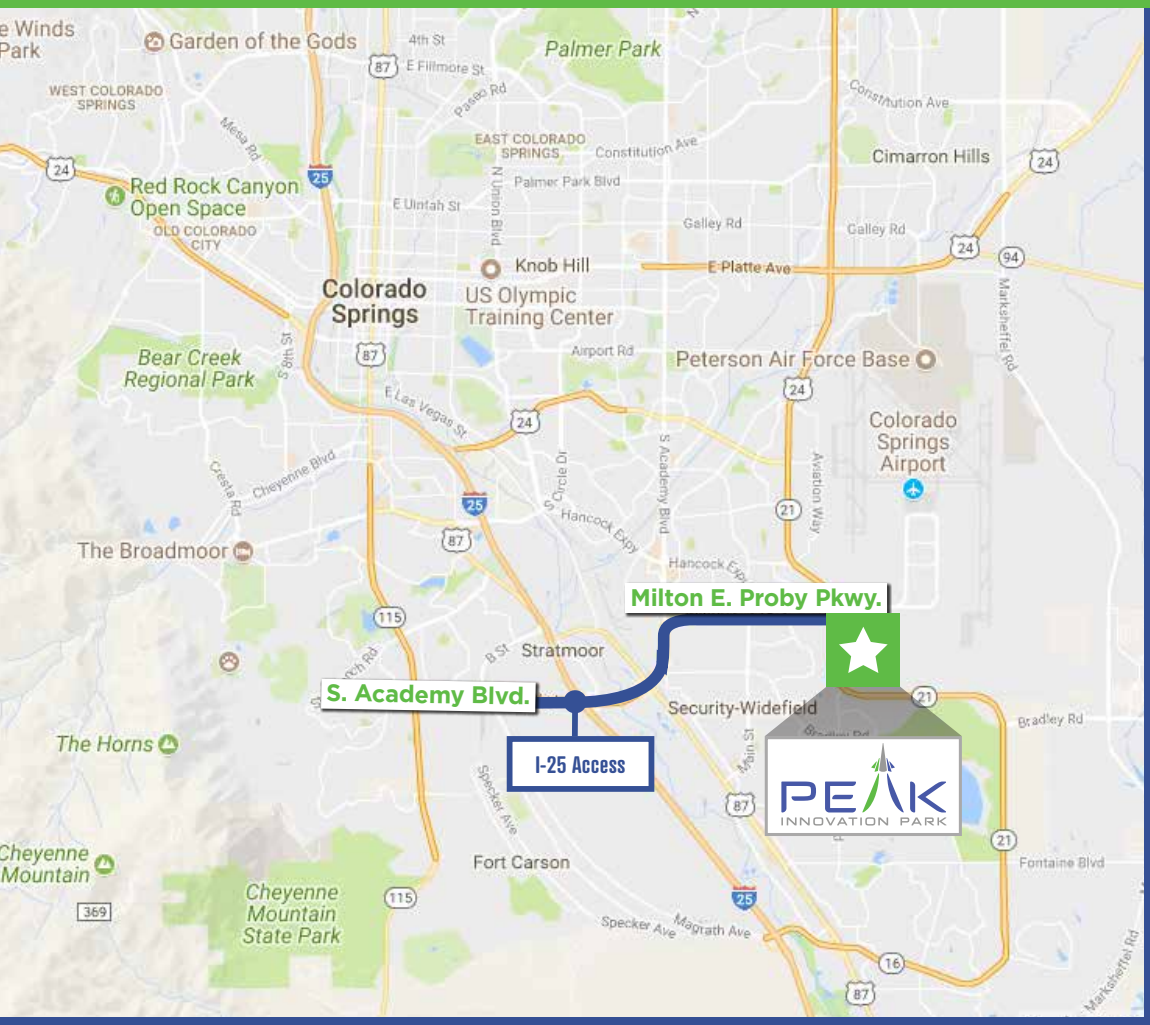
900-ACRE MASTER PLANNED BUSINESS PARK LOCATED IN AN OPPORTUNITY ZONE AT THE ENTRANCE TO THE COLORADO SPRINGS AIRPORT



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COLORADO SPRINGS AIRPORT

URBAN FRONTIER

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