

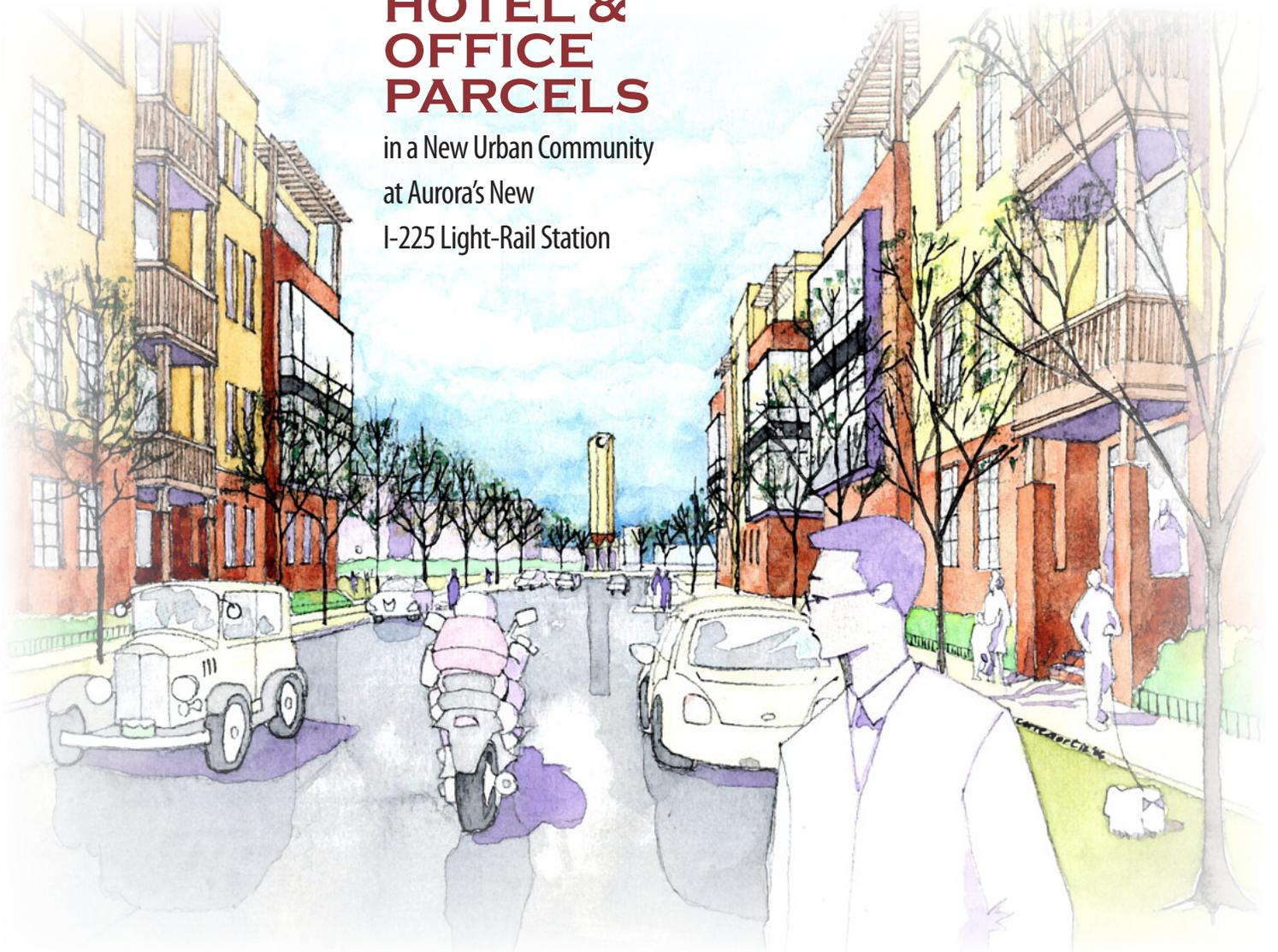


# Abilene

STATION

## OFFERING MULTI-FAMILY HOTEL & OFFICE PARCELS

in a New Urban Community  
at Aurora's New  
I-225 Light-Rail Station





# Abilene STATION

**Introducing Abilene Station**, an urban-feeling transit-oriented community in Aurora, Colorado, planned for apartment, condo, office and hotel developers to offer the ultimate living and working environment for today's young professionals.

Situated along the popular 60-mile High Line Canal with its regional pedestrian/bike path, Abilene Station adjoins the vibrant



Aurora City Place. Within a quick walking distance residents will enjoy exceptional conveniences such as grocery shopping in the Super Target, a Barnes & Noble, Starbucks, BJ's Brewhouse, Chili's,

Sports Authority and numerous other village shops and restaurants.

Five distinct building sites will offer the opportunity for 4-story and 5-story condominium and apartment homes with private parking structures, as well as office and hotel sites. All will be oriented toward the community's appealing and upbeat retail plaza overlooking the 2nd and Abilene light-rail station. The I-225 Rail Line is now under construction, with completion in Nov. 2015, and service to the Fitzsimons medical and biotech research campus, the Denver Tech Center, downtown



Denver, and Denver International Airport. Extensive on-site amenities for the project will be provided and maintained by the Abilene Station Metro District, including the High Line Linear Park with a children's play area, Interpretative Park featuring informative descriptions of natural Colorado plantings and the bustling light rail station plaza. All pads will be finished by Seller, including all utilities, roadways to the back of the curb, off-site storm detention, and land dedications to Aurora Public Schools and Aurora Parks. Abilene Station is situated with ease of access to several higher education facilities within a one-mile radius including CU School of Medicine, CU School of Dentistry, CU School of Nursing, and Community College of Aurora.

At the nearby Fitzsimons campus, a 21st century academic health center with new state-of-the-art facilities at CU's University Hospital and Children's Hospital have already completed major expansions. And construction of the \$800 million Veterans Administration's Medical Center is also being completed. With 25,000 current campus employees growing to 60,000 at build-out, and over 6,000 visitors each day,



this 578-acre "Life Science District" includes one of the largest bioscience research centers in the country.

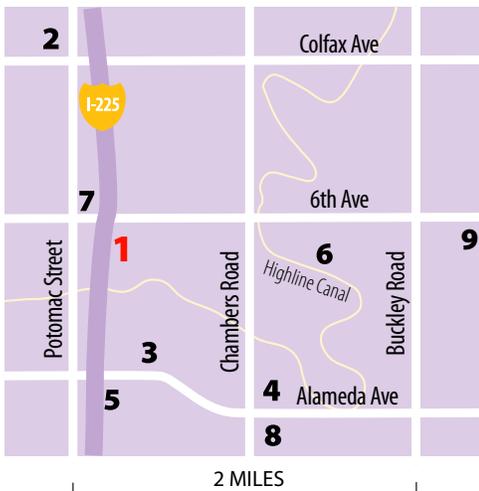
Numerous other major employers abound within a one-mile radius of Abilene Station. In addition to Aurora's Municipal Campus (library, museum, police HQ's, and city hall), there's high tech Raytheon's campus, Buckley Air Force Base, and HealthONE's Medical Center of Aurora.

And what better advertising is there than your project sign visible to the 100,000+ cars on (the recently expanded to 3 full travel lanes) I-225?

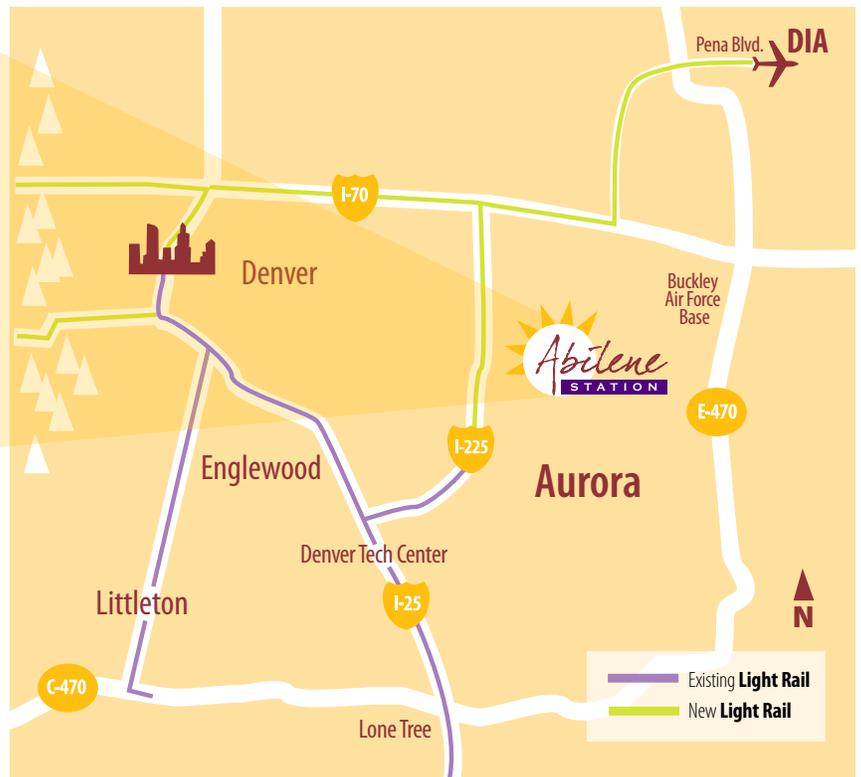


To inquire, call **Dave Erb**, Broker/Development Partner at **303-740-7557** or e-mail [dje@davidjerb.com](mailto:dje@davidjerb.com).

Renderings are artist representations only. Prices and specifications are subject to change without prior notice.



- 1 ABILENE STATION**
- 2 Fitzsimons BioTech Park/Hospital Complex**
- 3 Aurora City Place (Super Target)**
- 4 Aurora Municipal Campus**
- 5 Town Center at Aurora (Dillard's, etc.)**
- 6 Community College of Aurora**
- 7 The Medical Center of Aurora**
- 8 Arapahoe County Administrative Offices**
- 9 Buckley Air Force Base**



## Helpful Links:

- [www.davidjerb.com](http://www.davidjerb.com) (David J. Erb & Company)
- [www.denverwater.org/recreation/highlinecanal](http://www.denverwater.org/recreation/highlinecanal) (High Line Canal)
- [www.fitzscience.com](http://www.fitzscience.com) (Fitzsimons)
- [www.weingarten.com/retail/property/0368-789/](http://www.weingarten.com/retail/property/0368-789/) (Aurora City Place)
- [www.simon.com/mall/town-center-at-Aurora](http://www.simon.com/mall/town-center-at-Aurora) (Town Center at Aurora)
- [www.buckley.af.mil/](http://www.buckley.af.mil/) (Buckley Air Force Base)



## PARCEL DESCRIPTIONS

Parcel	1 Office	2 Hotel	3 Residential	4 Residential	5 Mixed Use	
Description	4-story office w/ 2 level parking structure	3-story hotel w/ 2 level parking structure	4-story w/ partial wrap of parking structure	5-story w/ partial wrap of parking structure	4-story w/ surface parking	4 & 5-story w/ partial wrap of parking structure
Units		140 -160	190	238	80	238
Unit Size Range						
Low			700 sf	700 sf	750 sf	750 sf
High			1,300 sf	1,300 sf	1,050 sf	1,400 sf
Average			890 sf	890 sf	830 sf	860 sf
Common Area						
Amenities			2,000 sf	2,000 sf	2,000 sf	2,000 sf
Other			25,500 sf	31,900 sf	9,300 sf	27,000 sf
Commercial	80,000 sf	50,000 sf				15,000 sf
Garage	86,250 sf	51,000 sf	75,600 sf	97,200 sf		97,200 sf
#spaces	250	150	228	294	80	294
Surface/on street parking	40	19	15	15		26
Court Area			11,250 sf	11,250 sf		13,200 sf
Ground Coverage	63,125 sf	44,000 sf	65,175 sf	65,175 sf	19,500 sf	81,150 sf
Parcel Size	87,600 sf	75,110 sf	113,200 sf	113,200 sf	58,270 sf	126,348 sf
Pricing	\$27.50 /sf land	\$30.00 /sf land	\$16,500 /unit	\$8,250 / added unit 4-story vs. 5-story	\$20,000 /unit	\$17,000 /unit w/ combo 4-story + 5-story

\* This spreadsheet contains data from conceptual building designs created by **OZ** Architecture of Denver, CO. Developers may create their own building design layouts, however the criteria listed here will be used for pricing purposes. Ask for our standard letter of intent format to review all terms.

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