



PEAK

INNOVATION PARK

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

1,600-ACRE MASTER PLANNED BUSINESS PARK AT THE ENTRANCE TO THE COLORADO SPRINGS AIRPORT

*Home to Amazon Automated Fulfillment Center, Amazon Sorting Center, Amazon Distribution,
Northrop Grumman, The Aerospace Corporation*



Colorado Springs

LOCATION, INCENTIVES & INFRASTRUCTURE

Why Peak Innovation Park?

Exclusive Incentives

- Pikes Peak Enterprise Zone
- Commercial Aeronautical 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



Colorado Springs



PROPOSED INFRASTRUCTURE



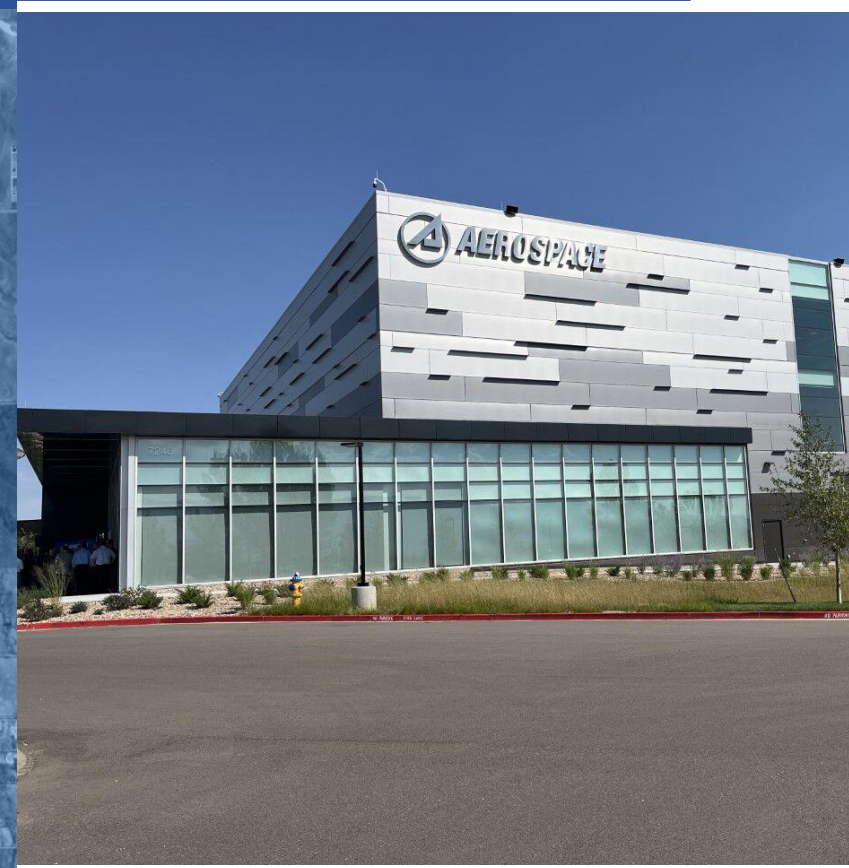
24
Peterson Space Force Base
(United States Space Command HQ)

S. Powers Blvd.

Milton E. Proby Pkwy.

Future Secured Access Road to Peterson Space Force Base

Shriever Space Force Base



- Directly south of the Colorado Springs Airport
- Quick access to I-25 from S. Academy Boulevard
- Visible to over 20,000 vehicles per day on Powers Boulevard
- Approximately 5,000 people are currently employed at Peak Innovation Park

Site Availability

- Over 1,600 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.
- Multiple Telco provider services available



MASTER PLAN

EXISTING BUILDINGS/PROJECTS UNDER DEVELOPMENT



DEVELOPMENT OPPORTUNITIES



Industrial



Office



Retail

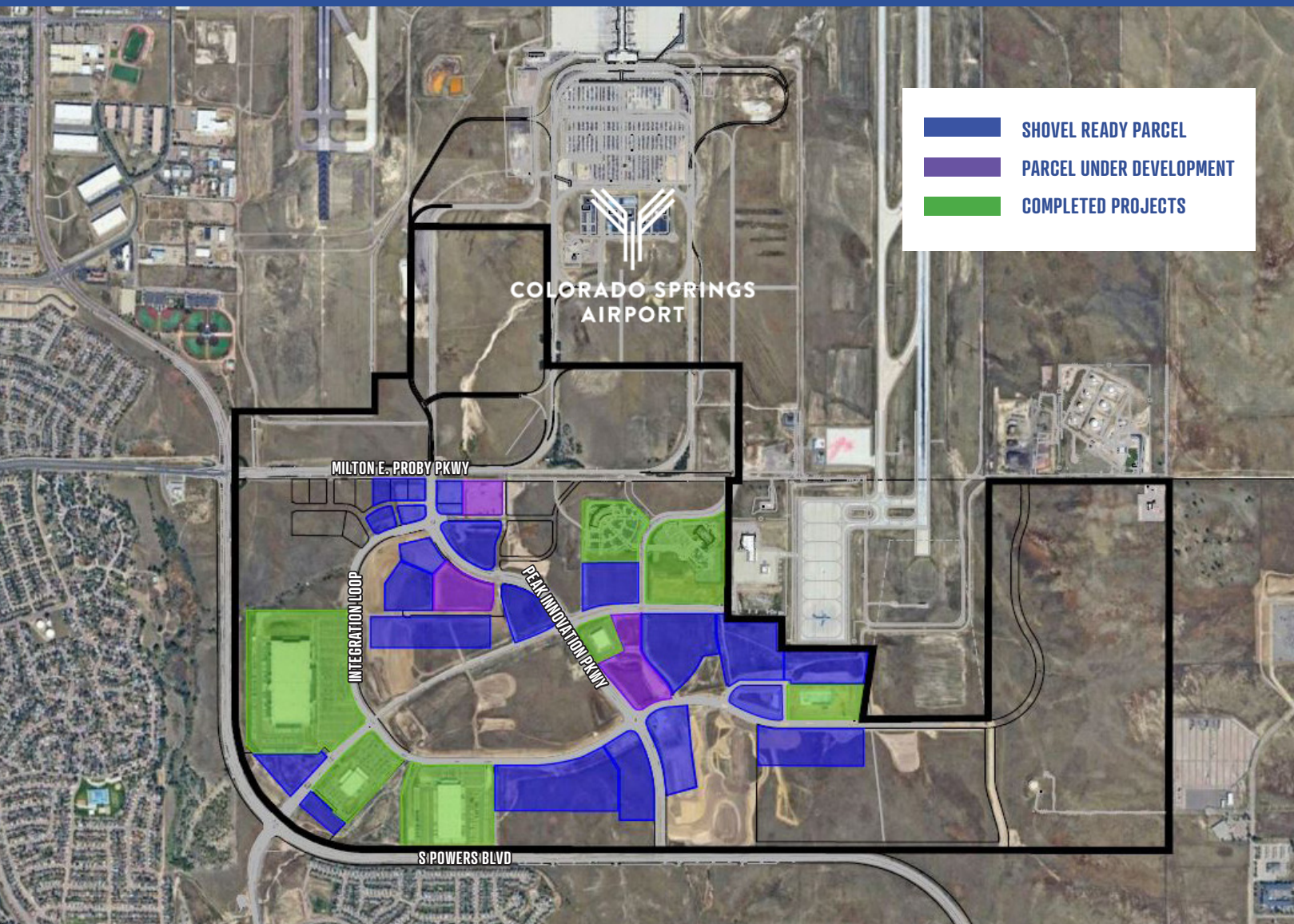


Hospitality



Disclaimer: This document is intended for conceptual planning purposes and includes plans and illustrations to help envision the potential of the project, is subject to change without notification per market conditions and as details of the project and actual development unfolds.

NEARLY 230 ACRES OF SHOVEL-READY LAND! SITES READY FOR DEVELOPMENT!



TESTIMONIALS

"I was attracted to Colorado Springs and more specifically, Peak Innovation Park, because of its business climate and community. The Flywheel Capital team was intrigued by the business park and was excited about an opportunity to be early in its success as Urban Frontier had recently become the City's development partner. In addition, we continue to be impressed by the Aerospace industry and its associated ecosystem within Colorado. We are also interested in the benefits available through the Opportunity Zone and other benefits to our partners. In short, we continue to be excited about Peak Innovation Park and its potential to offer local and national companies an attractive business environment and we want to be part of that success."

- Ben Hrouda, CEO/Managing Principal, Flywheel Capital

"Since 2018, SunCap has successfully completed three (3) industrial developments in Colorado Springs. More specifically, we have developed two (2) industrial projects totaling approximately 400,000 square feet and the City of Colorado Springs and Urban Frontier have been great partners to work with. They allow developers to achieve successful outcomes by committing to and meeting their times frames and by providing actionable feedback that is market based and reasonable. In short, the City of Colorado Springs and Urban Frontier are great stewards of property values as they understand their responsibility to protect Peak Innovation Park's future by fostering development in the present."

- Mike Orr, Senior Vice President, SunCap Property Group

Rapid Response, City of Colorado Springs Economic Development

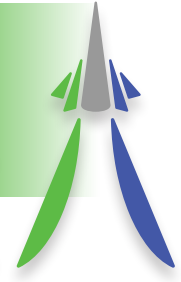
Rapid Response is a formal program of the City of Colorado Springs to expedite the review and approval of Land Use Applications and construction documents for building permits. Generally, Rapid Response is available to primary employers expanding in Colorado Springs. Rapid Response designation is made by the City's Economic Development Department.

Rapid Response typically begins with an initial meeting attended by the project consultant team and other project representatives, and representatives of all reviewing agencies. The purpose of the meeting is to introduce the project team to the representatives of the reviewing agencies, familiarize the reviewing agencies with the project, and to establish a line of communication between the project team and the appropriate subject matter experts with the reviewing agencies.

Every submittal or resubmittal to a reviewing agency associated with a Land Use Application or construction documents for a building permit is expedited for immediate priority review. Rapid Response not only reduces the overall approval timeline, but it also provides for increased communication and collaboration for expedited issue resolution.



PRIME LOCATION DIRECTLY SOUTH OF THE COLORADO SPRINGS AIRPORT



Why Colorado Springs?

A Thriving Community*

- Forecasted to become the largest city in the state by 2050
- Top Ten Best Places to Live (US News & World Report, 2024)
- Top 10 Best Performing Cities (Milken Institute, 2024)
- 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

Accessibility**

- Centrally located in Mountain Time Zone
- Approximately 8 miles to downtown Colorado Springs and 4 miles to Interstate 25
- Colorado Springs Airport with 6 commercial carriers
- 1,900 Acres of air field
- 400+ Acres of land for aviation related development
- Four Business Centers: General & Corporate Aviation, Commercial Aviation, Military Aviation, Business Park

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 command units such as US Space 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
- National Cybersecurity Center providing collaborative cybersecurity research, education, and training

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 State College
- Colorado Technical University
- Colorado College
- More than 41,000 university and college students
- Steady stream of veterans entering the workforce

* Source: Colorado Springs Chamber & EDC, 2023
** Source: www.flycos.com

Colorado has the second-largest space economy in the U.S., with 240,000 workers in the state's aerospace industry alone.

* Colorado Springs Chamber & EDC, 2023

BY THE NUMBERS: Colorado Springs Aerospace and Defense Industry

* Colorado Springs Chamber & EDC, 2023



18,160
Employees

10.8%
Projected Growth
(2022-2027)

5
Military Installations

149+
Companies

\$2.7B
Annual Economic
Impact





**CALL TODAY TO SECURE YOUR SITE AT THE 1,600-ACRE MASTER PLANNED
BUSINESS PARK AT THE THE COLORADO SPRINGS AIRPORT**

FOR MORE INFORMATION, PLEASE CONTACT

Alec Rhodes, SIOR

+1 303 312 4282

alec.rhodes@cushwake.com

Dave Johnson, MCR, CCIM

+1 303 312 4245

dave.johnson@cushwake.com

Aaron Valdez, SIOR

+1 303 819 7333

aaron.valdez@cushwake.com

1401 Lawrence Street, Suite 1100

Denver, Colorado 80202

+1 303 292 3700 phone

+1 303 534 8270 fax

cushmanwakefield.com



©2024 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE. COE-PM-West-09.25.2024