



WINNER OF 2020 PROJECT DEVELOPMENT AWARD – BY ECONOMIC DEVELOPMENT COUNCIL OF COLORADO

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



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

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Location, Incentives & Infrastructure

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

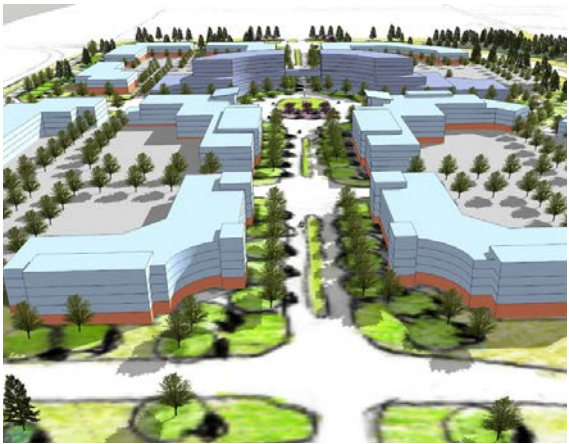
- Directly south of the Colorado Springs Airport
- Quick access to I-25 from Academy Boulevard
- Visible to over 20,000 vehicles per day on Powers Boulevard

Site Availability

- Over 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

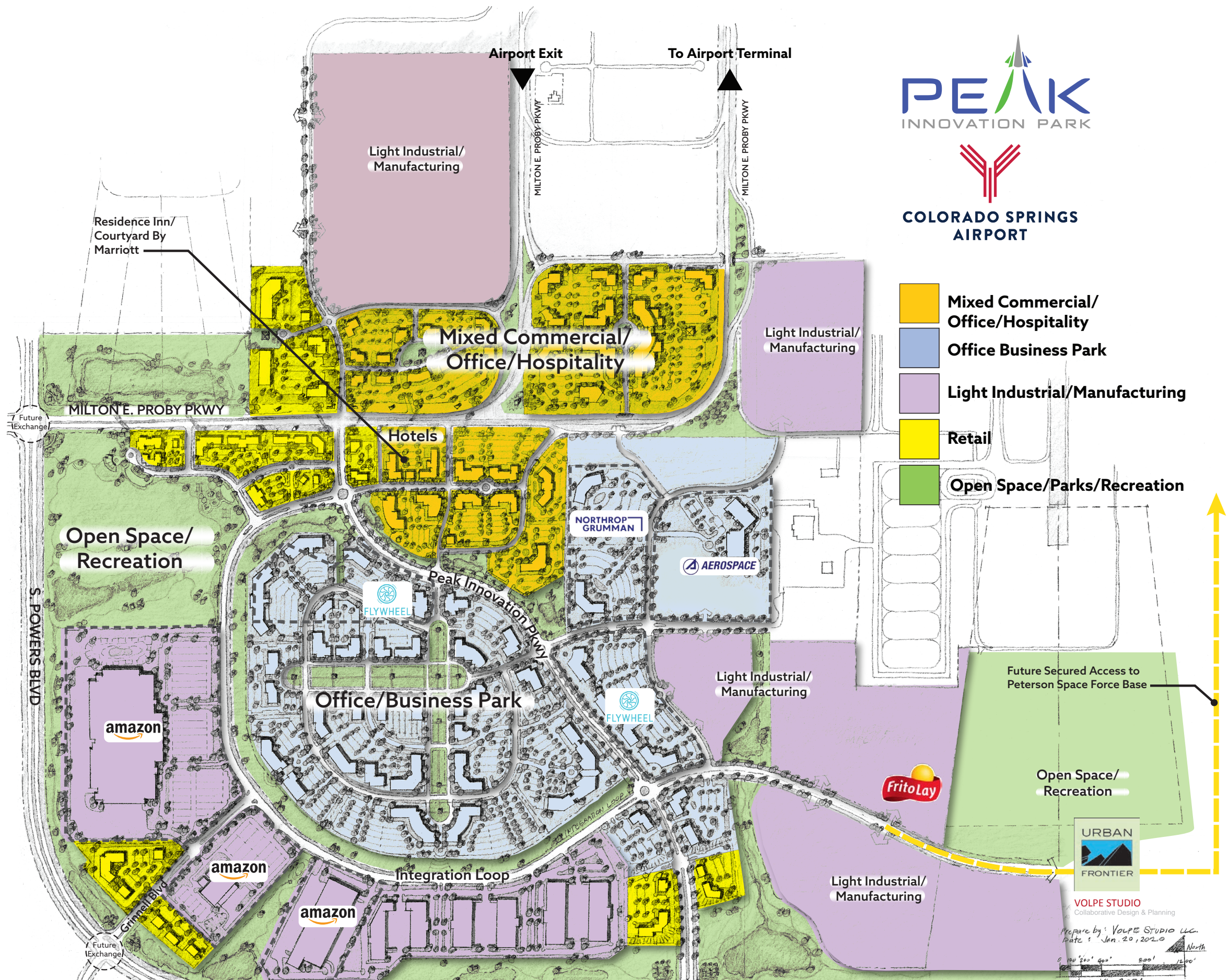
- The Peak Innovation Park property is currently served with capacities of utilities for development of all anticipated land uses. The project has an extensive network of water, wastewater, electric, natural gas and telecommunication systems in place.
- Existing trunk lines in Milton E. Proby Parkway



PROPOSED INFRASTRUCTURE



Development Opportunities for Industrial, Office, Retail and Hospitality



Prime Location Directly South of the Colorado Springs Airport

Why Colorado Springs?

A Thriving Community*

- “Number One Most Desirable Places to Live in The US in 2021-2022” (U.S. News & World Report, 2021)
- 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
- 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 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
- 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



By the Numbers: Colorado Springs aerospace and defense industry



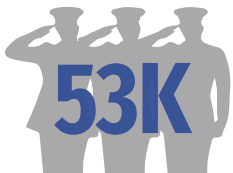
Annual Economic Impact



Companies



Military Installations



53,696 Employed Military Veterans



Employees



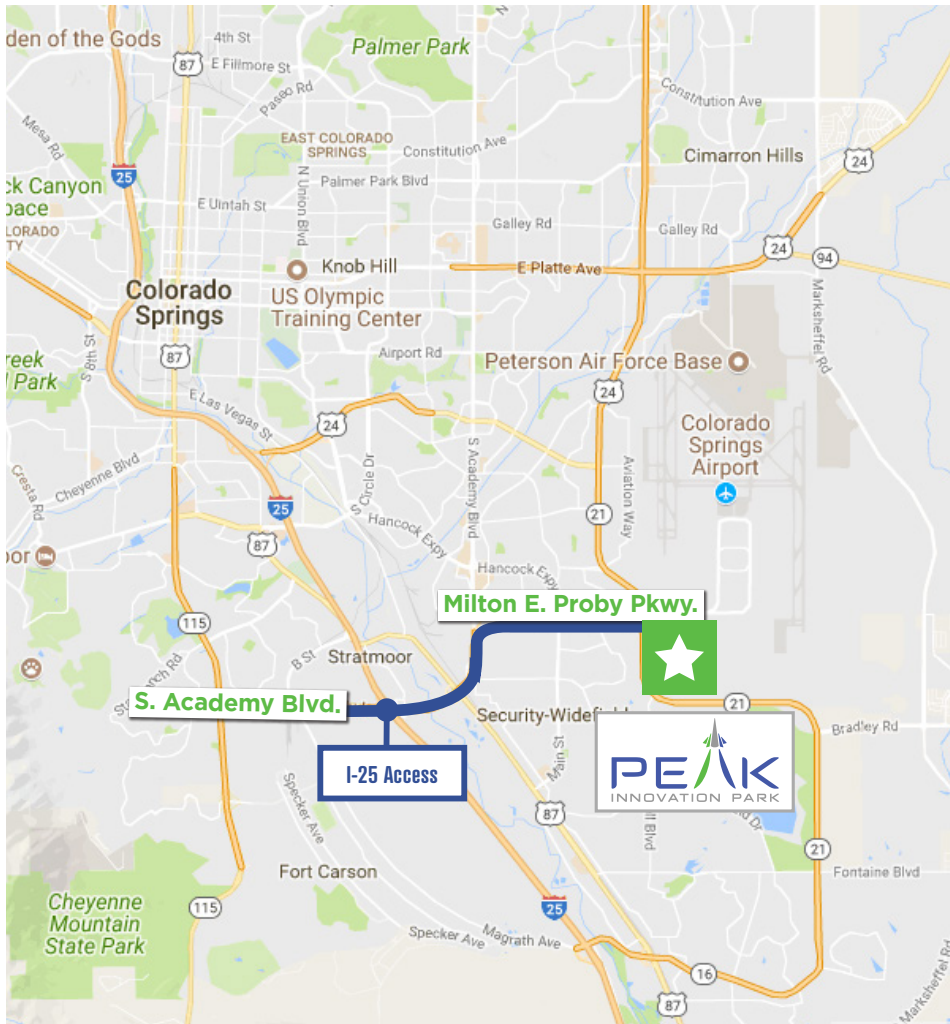
Annual Salary

* Source: Colorado Springs Chamber & EDC, 2019
** Source: www.flycos.com





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



FOR MORE INFORMATION, PLEASE CONTACT

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**COLORADO SPRINGS
AIRPORT**

