GENERAL SITE INFORMATION

Location
Situated on Southeast corner of Interstate 25 and Lincoln Avenue, 15 miles South of Denver, CO.

Owner
Ridge Gate Investments, Inc., c/o Keith Simon, Coventry Development Corp.

Size
123 acres, with an option to add up to 21 additional acres

Zoning
Planned Development District (PDD)-Commercial Mixed-Use/City Center

Preferred Industry
Seeking Class A Office, Corporate Campus, Data Center. Certain financial, healthcare services restricted.

Asking Price
Seller’s current asking is $25 per square foot, negotiable.

Highway Access
Site adjacent to I-25 and US-87. ~10 miles to I-225 bypass which connects to I-70. ~2.5 miles to E-470. Skyridge Avenue expanded over I-25 to connect site to existing amenities on west side of interstate.

Air Access
~32 miles (31 minutes) to Denver International Airport. ~5.5 miles (11 minutes) to Centennial Airport.

Rail Access
Commuter light rail served. No freight rail. ~25 miles to BNSF rail terminal with intermodal, ~25 miles to Union Pacific rail terminal with intermodal.

UTILITY INFORMATION

Electric Power
Xcel Energy. A 13.2 Kv line is adjacent to and serving the site. A second 13.2Kv line is 4.6 miles from the site. A 230Kv line serves the Surrey Substation near the southeast boundary of the site.

Natural Gas
8” IP main that runs through the site, with capacity of 300+ MSCFH and a proposed 6” HP, 700’ east of the site that will have the same capacity available.

Water
Parker Water & Sanitation District (PWSD), 12 inch main loop in ROW adjacent to Property. Water lines will be distributed through the development, timing as needed.

Sewer
Parker Water & Sanitation District (PWSD), The initial phases of the wastewater flow are planned to be conveyed by a pump station and force main to a new 21” gravity interceptor.

Storm Water
Off-Property Regional Storm Water System (ie-no On-Property Detention required).

Telecom/Fiber
Century Link, Xfinity, Zayo Group, TW Telecom.
## SITE DUE DILIGENCE DOCUMENTATION AVAILABLE (REPORTS AND DETAIL AVAILABLE)

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<tr>
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<td>Archeological and Historic Use Assessments</td>
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<td>Aerial Site Views and Maps</td>
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<td>Site Dimensions and Configuration</td>
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## GENERAL COMMUNITY INFORMATION

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