



UPI II – Building Information

Property Information

Year of Construction: 2009/10

Scheduled Completion Date: Fall 2010

Total Building Size: 196,000 GSF

Typical Floor Size: 30,000

Floors: 6

Elevators: 4

Parking Structure: 4 Stories / 652 stalls

Parking Ratio: 3:1,100



Features

- Signage available
- New site will be across the street from the Anschutz Medical Campus and Fitzsimons Life Science District, which encompasses the University of Colorado, University of Colorado Hospital and The Children’s hospital
- Walking distance to Fitzsimons Commons
- Near Colorado Science and Technology Park
- Adjacent to future Hyatt and light rail stop
- 15 minutes from the City of Denver / 15 minutes to Denver International Airport
- Near miles of parks, trails and open space



Campus Economic Impact

- Create 42,500 jobs by 2010; 66,800 at completion
- Spur \$3.1 billion annually in economic activity by 2010; \$6.3 billion at completion
- Bring in \$55.8 million annually in state corporate and personal income, sales taxes and motor vehicle registration fees; \$93.8 million at completion
- Bring in \$25.4 million in annual local sales and use taxes by 2010; \$40.5 million at completion
- The University of Colorado Denver's move to Anschutz Medical Campus is estimated to cost \$1.553 billion, and is resulting in 3.4 million gross square feet of education, patient care and research space

Colorado Science and Technology Park

- The Fitzsimons redevelopment plan places the 227-acre Anschutz Medical Campus directly adjacent to the 160-acre Colorado Science and Technology Park at Fitzsimons being developed by the Fitzsimons Redevelopment Authority in partnership with Forest City.
- Housed just north of Montview Boulevard, this park is the ideal location for research-oriented bioscience and biotechnology companies seeking a planned business park setting in close proximity to an academic medical campus.



