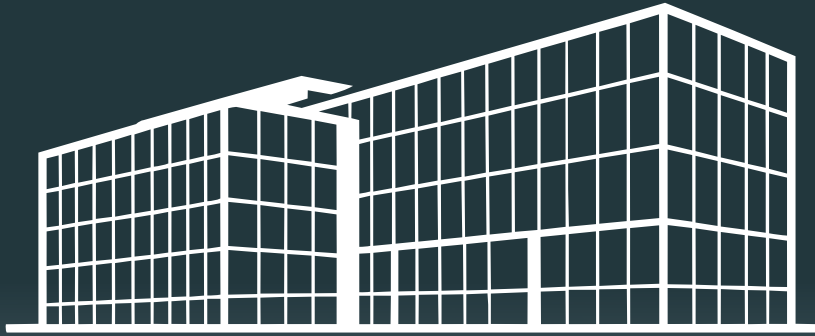


BEST AND FINAL OFFERS DUE: MAY 29, 2026

**A FORMALLY ADOPTED, SCALE-DRIVEN REDEVELOPMENT OPPORTUNITY
WITHIN THE CITY'S LONG-TERM MIDTOWN FRAMEWORK.**

8085 S CHESTER & 9110 E NICHOLS, CENTENNIAL, CO 80112



DTC

MIDTOWN CENTENNIAL FUTURE DEVELOPMENT

MIDTOWN
Centennial



HIGHLAND PARK

**4.44 AC PERMANENT WATER FEATURE
METRO DISTRICT OWNED AND MAINTAINED**



CONFIDENTIAL OFFERING MEMORANDUM



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EXECUTIVE SUMMARY

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8085 S Chester and 9110 E Nichols represent a rare opportunity to acquire an exciting scalable development platform within the Denver Tech Center and positioned within the formally adopted Midtown Centennial redevelopment framework. The properties are being offered together, or separately, providing the ability to execute a coordinated vision across nearly 12 acres in one of the region's most established employment and amenity corridors.

Ownership is actively advancing the re-zoning initiative which will formally transition the sites towards the extremely favorable mixed-use framework aligned with the City's "Midtown Centennial" sub-area vision plan. This process will greatly enhance development flexibility and support a broad range of residential, commercial, and place making uses over time.

With strong regional accessibility, proximity to light rail, and adjacency to major retail and employment centers, the portfolio offers investors and developers the opportunity to create a thoughtfully planned project within a supply-constrained sub-market with immense support from the municipality. The offering provides the ability to control a well-located assemblage positioned for long-term value creation.



PROPERTY HIGHLIGHTS

OPPORTUNITY TO ACQUIRE A TWO-PROPERTY ASSEMBLAGE TOTALING APPROXIMATELY 11.67 ACRES WITHIN THE DENVER TECH CENTER AND MIDTOWN CENTENNIAL

SIGNIFICANT BENEFIT FROM PROPOSED MIDTOWN CENTENNIAL ZONING CHANGES AND SUBSTANTIAL MUNICIPALITY SUPPORT

OWNERSHIP IS ADVANCING MIDTOWN CENTENNIAL RE-ZONING TO A WIDE-OPEN, MIXED-USE, FRAMEWORK SUPPORTING MULTIFAMILY AND ALTERNATIVE USES.

ABILITY TO IMPLEMENT A COORDINATED DEVELOPMENT VISION ACROSS BOTH SITES

FLEXIBLE DEVELOPMENT PATHWAYS SUPPORTING A RANGE OF RESIDENTIAL, COMMERCIAL, AND COMPLEMENTARY USES (SUBJECT TO FINAL ZONING)

TRANSIT-ACCESSIBLE LOCATION NEAR THE DRY CREEK LIGHT RAIL STATION

PRIME LOCATION NEAR MAJOR EMPLOYMENT CENTERS, REGIONAL RETAIL, AND HIGH-INCOME RESIDENTIAL NEIGHBORHOODS

RARE LARGE-SCALE SITE WITHIN A MATURE AND AMENITY-RICH CORRIDOR

POTENTIAL FOR PHASED DEVELOPMENT ALLOWING FLEXIBILITY IN TIMING AND EXECUTION

PROPERTY DESCRIPTION

8085 S Chester and 9110 E Nichols are offered together as a two-property portfolio, or separately, with a highly compelling multi-family and flexible-use redevelopment future. Currently improved with office buildings, the sites offer optionality for adaptive reuse, phased repositioning, or full redevelopment under flexible zoning that supports higher-density residential and mixed-use concepts in accordance with municipality vision and support.

8085 S CHESTER

EXISTING BUILDING TYPE:	OFFICE
EXISTING BUILDING SIZE:	138,771 (RSF)
PROPOSED ZONING:	MIXED-USE / MIDTOWN CENTENNIAL
LOT SIZE:	6.2 AC (ASSESSOR)
MIDTOWN CENTENNIAL CORE AREA:	HIGHLAND PARK

9110 E NICHOLS

EXISTING BUILDING TYPE:	OFFICE
EXISTING BUILDING SIZE:	143,701 (RSF)
PROPOSED ZONING:	MIXED-USE / MIDTOWN CENTENNIAL
LOT SIZE:	5.47 AC (ASSESSOR)
MIDTOWN CENTENNIAL CORE AREA:	HIGHLAND PARK

BUILDING TOTALS

BUILDING TYPE:	OFFICE
BUILDING SIZE:	282,472 (RSF)
PROPOSED ZONING:	MIXED-USE / MIDTOWN CENTENNIAL
TOTAL LOT AREA:	11.67 AC

PRICE TO BE DETERMINED BY MARKET - CONTACT BROKERS TO DISCUSS

Few opportunities exist to control a site of this scale and uniqueness within a highly established location that is a focal point for the local municipality.

Zoning: Re-zoning has passed pre-submittal and community comments with zero issues.

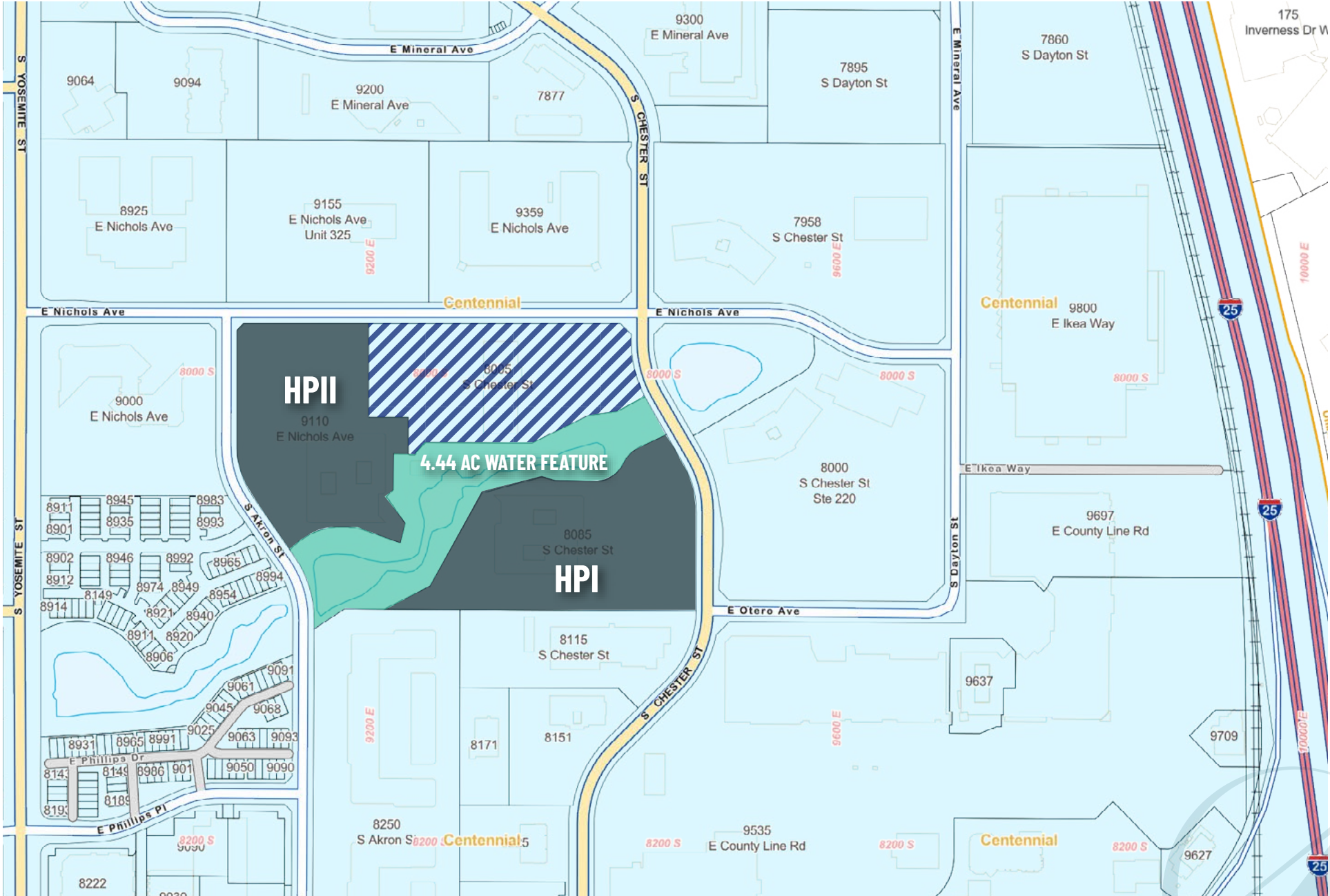


ARTIST RENDERING – CONCEPTUAL ONLY. SHOWN FOR ILLUSTRATIVE PURPOSES ONLY; NOT INTENDED AS A REQUIRED DESIGN.

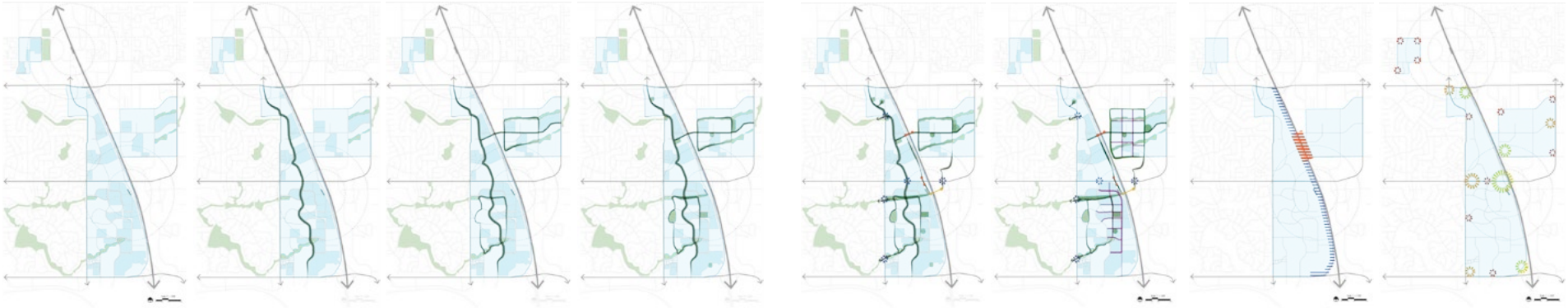


PROPOSED MIXED-USE DEVELOPMENT | HIGHLAND PLAZA

SITE PLANS



MIDTOWN Centennial



OPPORTUNITY AREAS

CHESTER GREENWAY CONNECTION

MULTI-MODAL LOOPS

PARKS AND OPEN SPACE

COMPLETE LINKS

WALKABLE STREET NETWORK

FREEWAY IDENTITY

GATEWAYS

CITY OF CENTENNIAL

SUB-AREA VISION PLAN

APPROVED: DECEMBER 3, 2025

RATIFIED: DECEMBER 9, 2025



[CLICK TO VIEW DEVELOPMENT DETAILS HERE](#)

3.1 Guiding Principles

A **VIBRANT MIDTOWN** is an active, mixed-use district with a series of distinct places and spaces that is the heart and gathering place for future residents, employees, adjacent neighborhoods and a future regional destination.

GOALS:

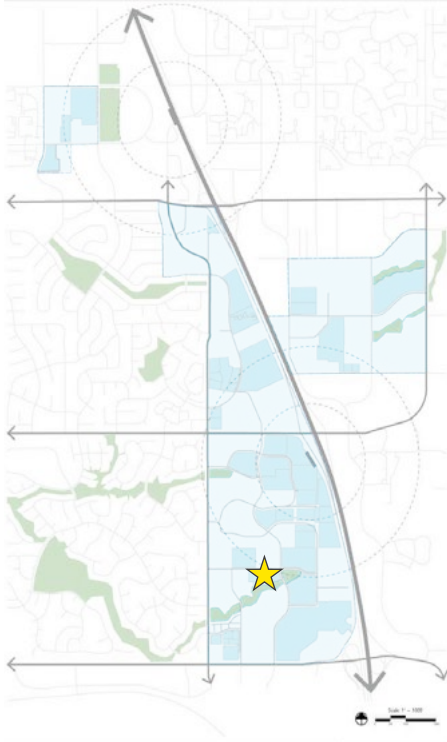
- Create an urban center neighborhood with density and intensity of development necessary to support neighborhood serving retail and place-making strategies.
- Establish holistic urban design vision through an integrated public realm plan, urban form, and quality architecture.
- Create a new and distinct district along the I-25 corridor where people will want to live, work, play, and visit.



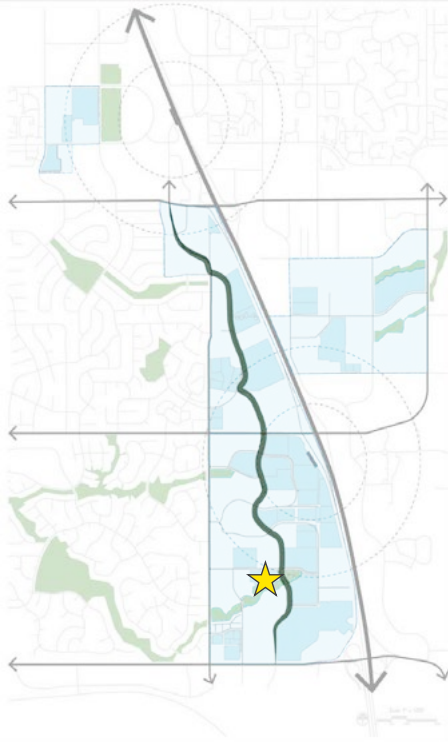
3.2 Urban Design Strategy

The Midtown Vision Plan is structured around key urban design strategies that physically define characters areas, mobility functions, and create the backbone for successful redevelopment over the coming decades.

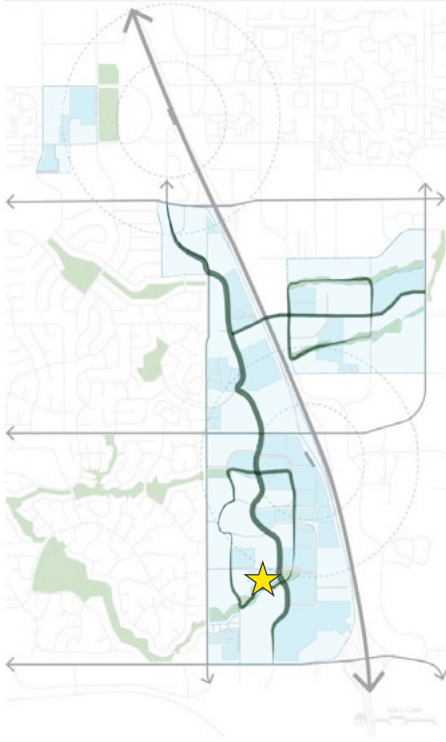
It sets the stage for a series of integrated frameworks for future park and open space, streets, pedestrians, bicycles, circulation, transit, and development.



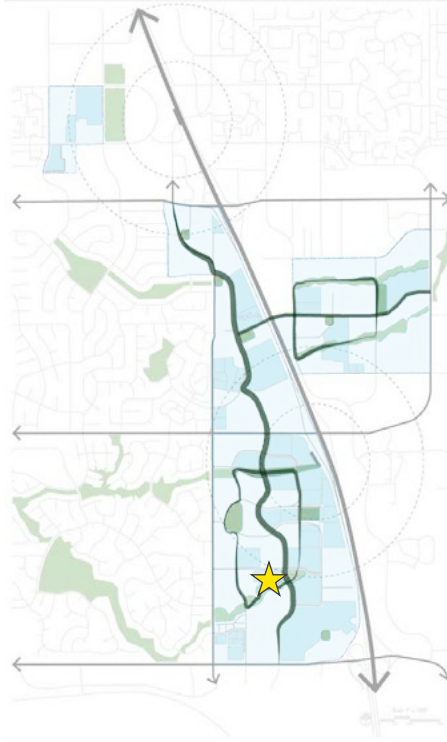
OPPORTUNITY AREAS



CHESTER GREENWAY CONNECTION



MULTI-MODAL LOOPS



PARKS AND OPEN SPACE

■ 3. DISTRICT-WIDE URBAN DESIGN FRAMEWORKS

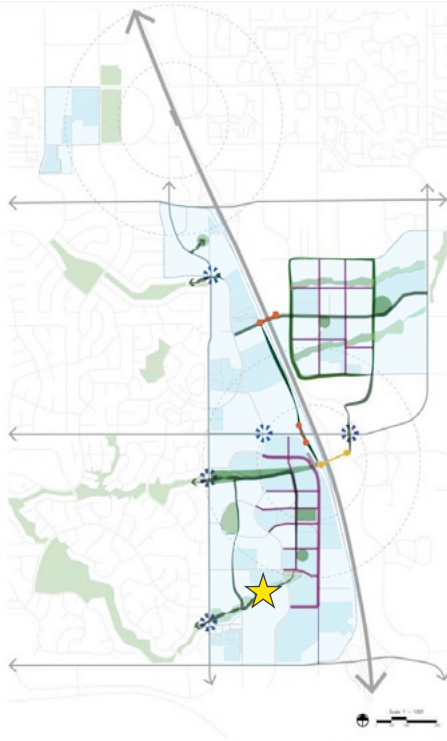
★ *Subject Properties (HPI + HP II + HP Water Feature)



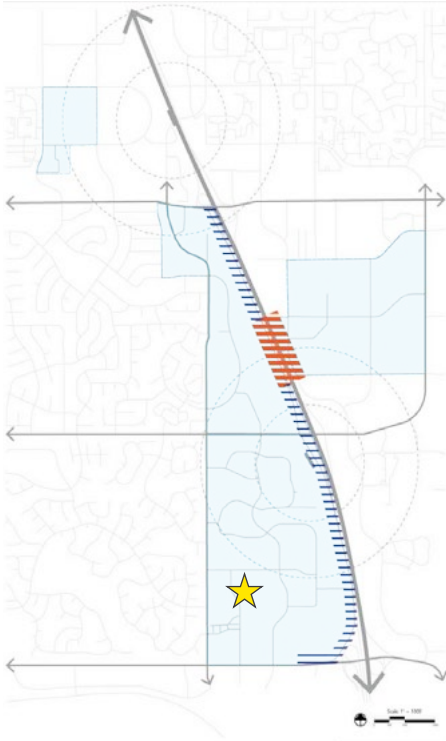
3.2 Urban Design Strategy



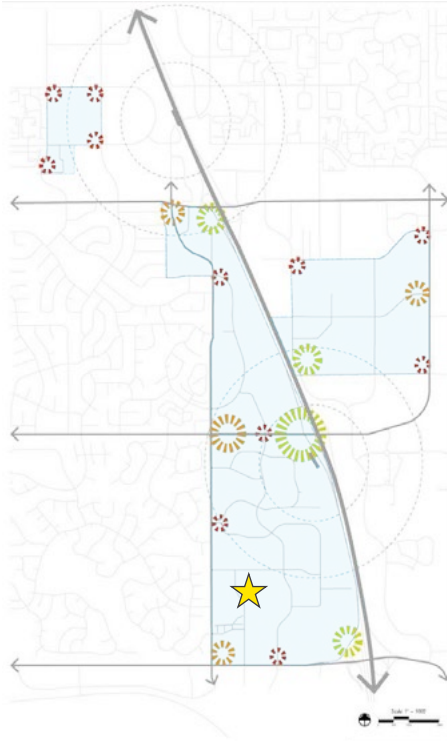
COMPLETE LINKS



WALKABLE STREET NETWORK



FREEWAY IDENTITY



GATEWAYS

■ 3. DISTRICT-WIDE URBAN DESIGN FRAMEWORKS

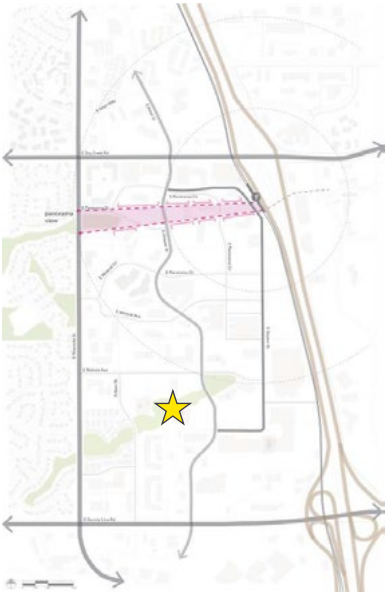
★ *Subject Properties (HPI + HPIL + HP Water Feature)



4.1 Public Realm Design Approach

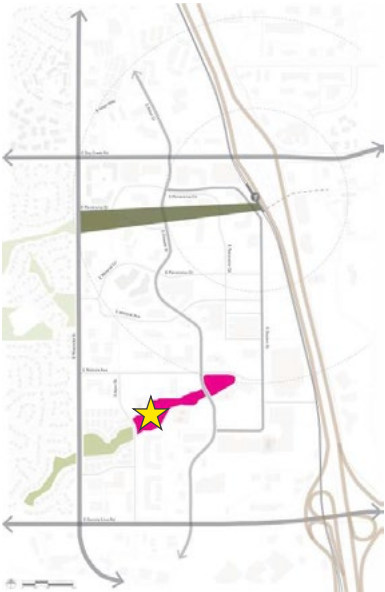
URBAN DESIGN 'BIG MOVES'

The following design strategies are recommended to enhance Sub Area 1's assets and improve the Midtown Core Area.



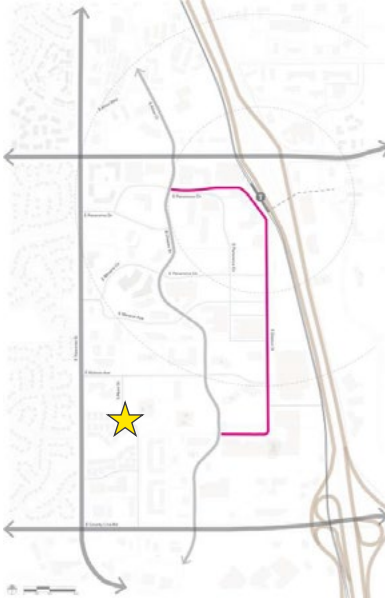
1. Frame Mountain Views

- Create a bold public space and view corridor that frames western views from Centennial station.
- Provides a view into Midtown Centennial from Yosemite St.



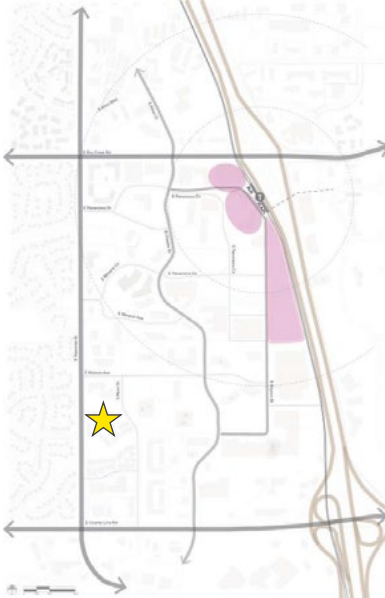
2. Re-imagine Highland Park

- Create a unique destination and identity along the existing open space that encourages development and community gathering.



3. Create A Continuous Loop Road

- Connect Chester St. to the station and freeway oriented office sites.
- Provides a signature address for office.



4. Preserve High Visibility Land

- Highest visibility corridor and views.
- Preserve land for signature offices or destination places along the I-25 freeway.

■ 4. PUBLIC REALM DESIGN CONCEPT

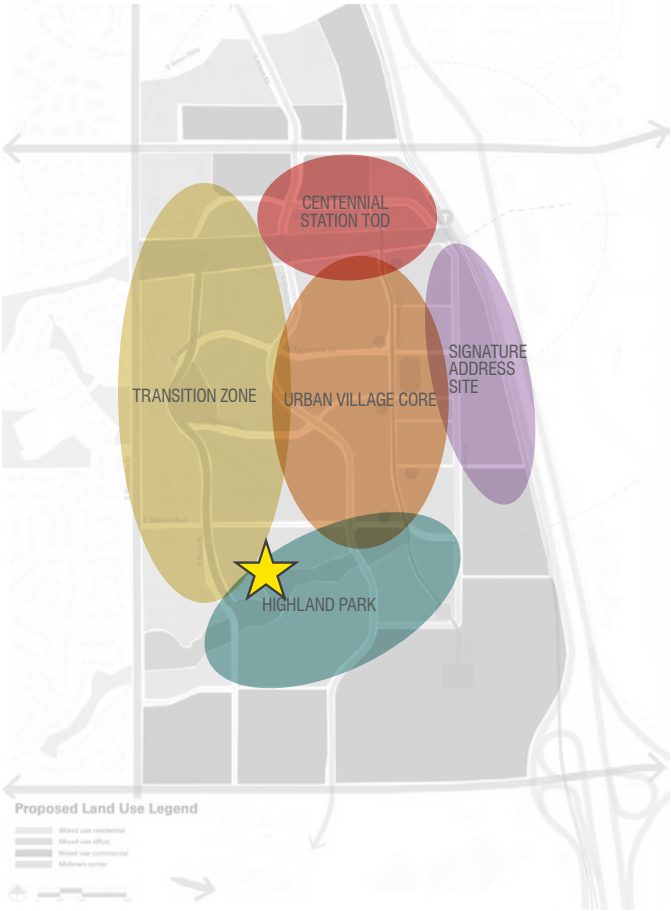
★ *Subject Properties (HPI + HP II + HP Water Feature)



4.1 Public Realm Design Approach

MIDTOWN CHARACTER AREAS STUDY

Midtown's Core Area can be characterized into four areas that each enhance the public realm and open space with distinct design and density goals.



SIGNATURE ADDRESS SITE

Characterized as a high density area with high visibility from the highway makes for a good location for high-profile offices, commercial and/or mixed-use residential towers.

CENTENNIAL STATION TRANSIT ORIENTED DISTRICT (TOD)

The Dry Creek Light Rail Station can act as an anchor point for higher density of office and residential uses that use high quality architecture to create an iconic identity.

A signature public open space adjacent to the Light Rail Station would enhance the area to an 18-hour activity environment, populated by office employees and residents daily, and visitors in the evenings and on weekends. This public space would include a mix of hardscape and landscape elements, creating a more formal environment that can accommodate high volume. See page 32 for more details.



BELLEVUE STATION, DENVER, CO



30TH ST AND PEARL ST., BOULDER, CO

URBAN VILLAGE CORE

This primarily residential area highlights medium density with walkable streets with vertical mixed-use development in key areas, to create an interesting urban form that is comfortable for residents.

HIGHLAND PARK

As a specialized placemaking open space, Highland Park creates a car-free core with walkable network integrated into the urban form. See page 34 for Highland Park in greater detail.



TRANSITION ZONE

At the western edge of Midtown's Core Area, the Transition Zone would provide lower density office, commercial and residential development, thus creating more horizontally mixed uses transitioning on a parcel-by-parcel basis.



4.2 Park, Plaza, Open Space

HIGHLAND PARK - AN URBAN OASIS

Highland Park is re-imagined as an urban oasis surrounded by mixed use residential, restaurants, boutique shops and neighborhood serving retail and services.

This area currently contains mature trees and a water feature, both rare amenities in the Front Range. Intentional design interventions, blending

natural and commercial opportunities, will create ways for residents and visitors to engage with existing water features. By transforming the park's frontage with unique mixed use residential and shopping areas, Highland Park can support a growing Midtown and draw visitors looking for a day out shopping, eating, and strolling.





LOCATION OVERVIEW



LOCATION OVERVIEW



LOCATION OVERVIEW



LOCATION OVERVIEW





MARKET OVERVIEW



DENVER TECH CENTER

The Denver Technological Center, better known as The Denver Tech Center or DTC, is a business and economic trading center located in Colorado in the southeastern portion of the Denver Metropolitan Area, within portions of the cities of Denver and Greenwood Village. It is home to several major businesses and corporations.

The Denver Tech Center is a vast business area with more volume and office space than downtown Denver. The area has grown to more than 850 acres large, with 25 million square feet of buildings completed.



AVERAGE HOUSEHOLD INCOME

EMPLOYMENT FORCE

MEDIAN HOME VALUE

\$129,294

35,000+

\$802,500



MARKET OVERVIEW

PARK MEADOWS MALL

Park Meadows Mall is a super-regional retail destination located in Lone Tree, Colorado, serving the affluent south Denver metropolitan corridor. As Colorado's largest enclosed shopping center, the property encompasses approximately 1.6 million square feet of retail space with 185+ retailers and restaurants, anchored by Nordstrom, Macy's, Dillard's, JCPenney, and Dick's Sporting Goods. Strategically positioned at the intersection of I-25 and C-470/E-470, the center benefits from exceptional regional accessibility and draws from a high-income trade area, reinforcing its role as one of the Denver metro's most dominant and stable retail hubs.

STRATEGIC & DEVELOPMENT CONTEXT

The Park Meadows Business Improvement District (BID) supports infrastructure, marketing, and placemaking efforts that enhance the property's competitiveness. There are ongoing initiatives to integrate mixed-use components and strengthen the area's retail, residential, and entertainment synergy.



PARK MEADOWS



MARKET OVERVIEW

CHERRY CREEK STATE PARK

- 4,000+ acres of protected open space within the Denver metro area
- Home to the 880-acre Cherry Creek Reservoir (boating, paddleboarding, swimming, fishing)
- 35+ miles of paved and soft-surface trails for biking, walking, and running
- One of the most visited state parks in Colorado (1.5M+ annual visitors)
- Direct access to major residential corridors and employment centers
- Located minutes from Denver and Aurora
- Surrounded by high-income neighborhoods and dense suburban development
- Major lifestyle and recreational anchor for Southeast Metro Denver
- Strong driver of nearby retail, hospitality, and residential demand

An aerial photograph showing a dense urban area with various buildings, parking lots, and green spaces. A teal rectangular box with the text "CHERRY CREEK STATE PARK" is overlaid on the image, with a white vertical line pointing down to a specific location in the city.

CHERRY CREEK STATE PARK

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This confidential Offering Memorandum, has been prepared by Pinnacle Real Estate Advisors, LLC ("Pinnacle REA") for use by a limited number of qualified parties. This Offering Memorandum has been provided to you at your request based upon your assurances that you are a knowledgeable and sophisticated investor in commercial real estate projects and developments. Pinnacle REA recommends you, as a potential buyer/investor, should perform your own independent examination and inspection of the property described herein as 8085 Chester & 9110 Nichols, Centennial, CO 80112 and of all of the information provided herein related to the Property. By accepting this Offering Memorandum, you acknowledge and agree that you shall rely solely upon your own examination and investigation of the Property and you shall not rely on any statements made in this Offering Memorandum or upon any other materials, statements or information provided by Pinnacle REA or its brokers.

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