

Gateway Park

South of Denver International Airport

Gateway Park is a 1,200-acre mixed-use Business Park at the intersection of I-70 and Pena Boulevard with property in both the City and County of Denver and the City of Aurora. This master planned development is minutes from Downtown Denver, Denver International Airport, Fitzsimmons Medical Center, and the Denver Technological Center, with direct access to I-70, I-225 and E-470. Gateway Park is served by three I-70 interchanges and offers over three miles of I-70 frontage.

Gateway is a covenant-controlled park with manicured landscape, quality architecture, and prominent entry features, promoting a consistent quality theme. Current development includes a well-rounded mix of office, hotel, retail, restaurant, R & D, distribution, and residential communities all served by landscaped roadways and redundant dry and wet utilities. Parks, lakes, and lighted walking trails round out Gateway's amenity offering.

Gateway Park's strategic location in metro Denver's fast-developing northeast quadrant and its proximity to DIA continues to attract international, regional and local businesses. The combined traffic volumes of I-70 and Pena Boulevard exceed 150,000 trips per day, and distinguish Gateway Park as an accessible, ideally located, and highly visible commercial development.

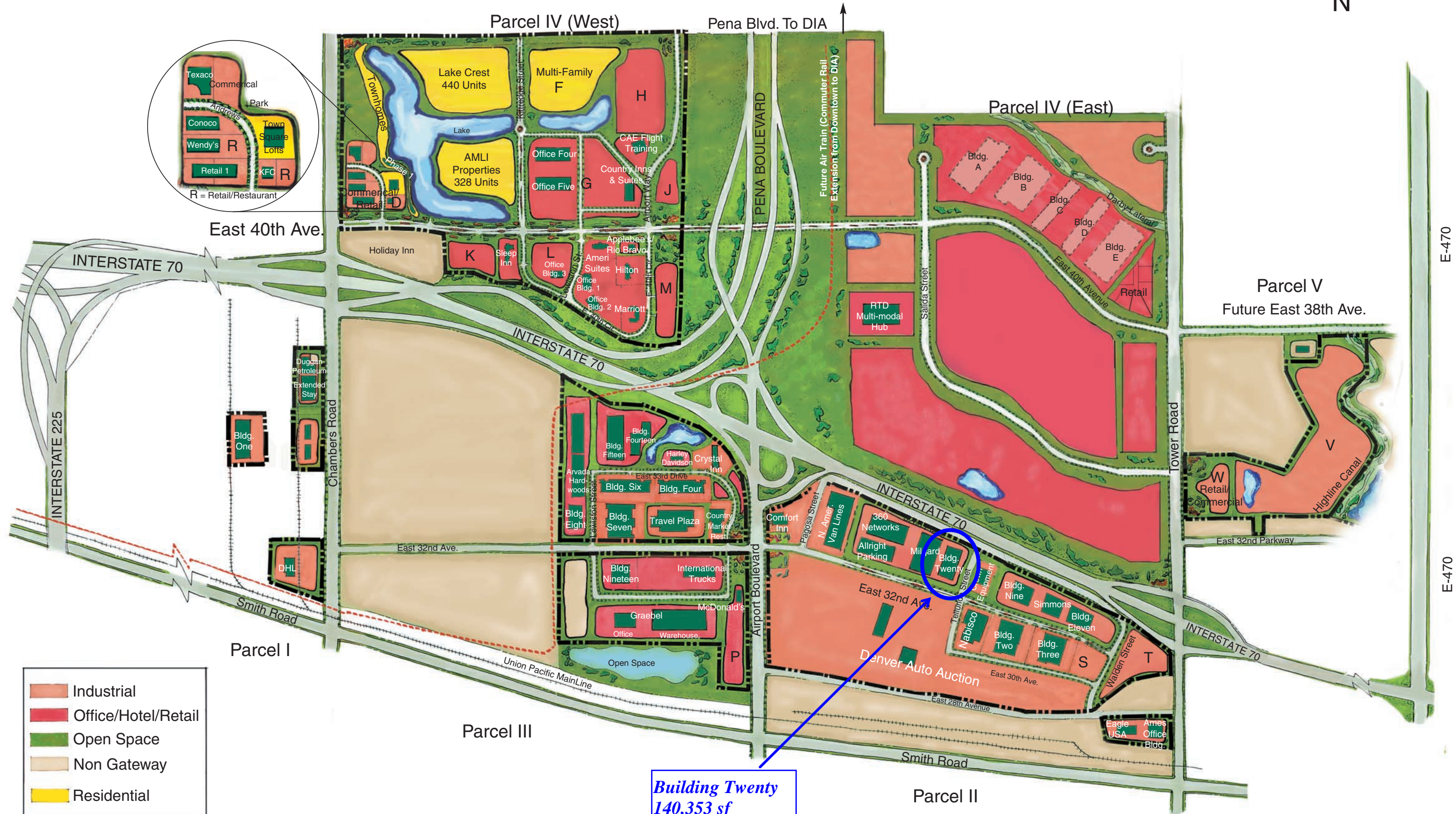
Gateway Park is being developed by William B. Pauls and Paul W. Powers who combined have over 30 years of Business Park development experience, highlighted by the development of the Denver Technological Center. General Electric Investments is a fifty percent investment partner in the land and buildings at Gateway Park.

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Gateway Park



- Industrial
- Office/Hotel/Retail
- Open Space
- Non Gateway
- Residential