



# Fitzsimons Innovation Campus Bioscience3

2115 N Scranton Parkway, Aurora, CO



## Bioscience3

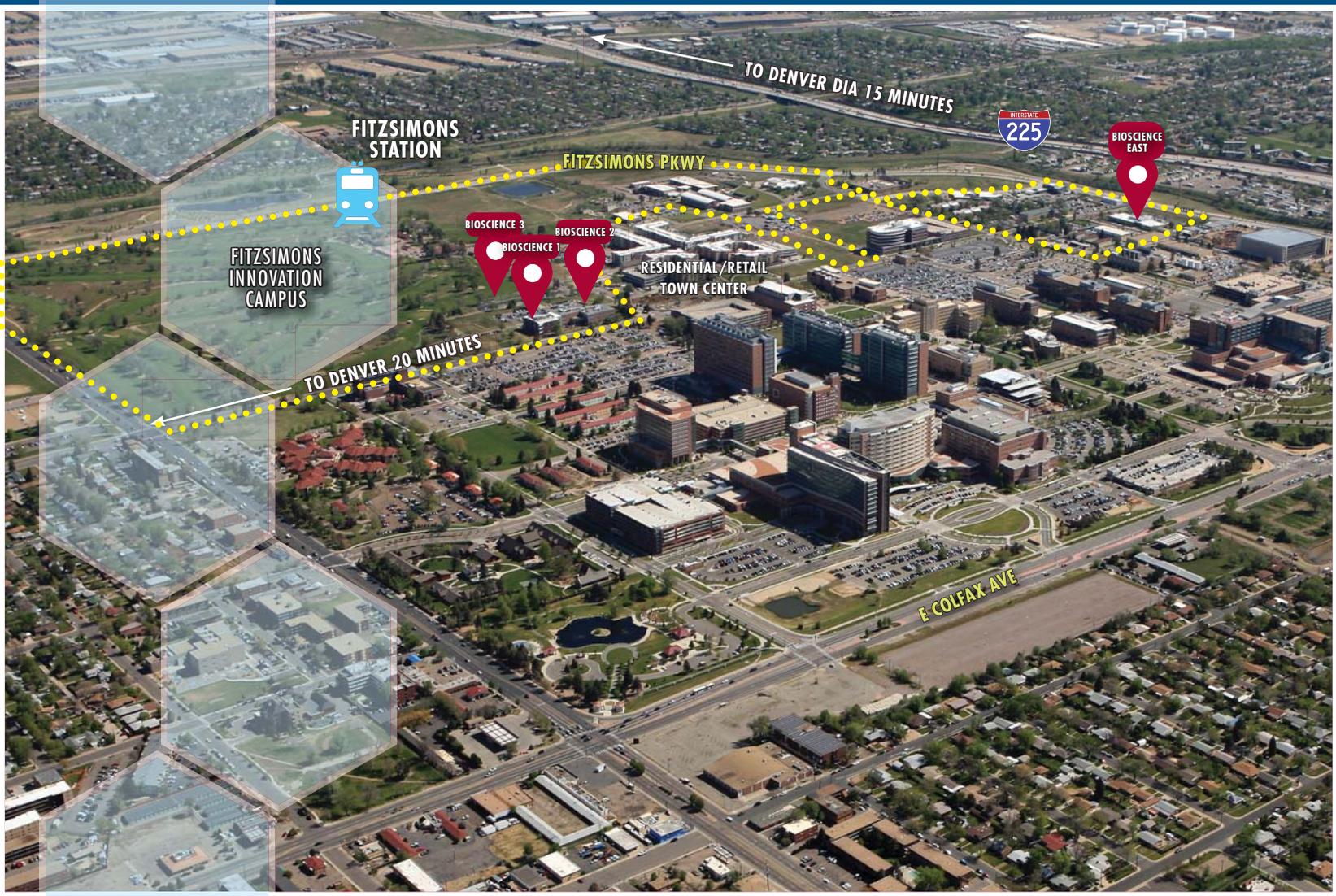
- Office/Lab/Assembly Space
- Delivering Early 2019

## Property Highlights

- 115,000 gross square feet over three stories
- Spaces available: wet labs, office suites, warehouse/distribution
- 400 parking spaces (3:1000)
- 100 seat flexible auditorium and shared conference facilities
- Ground level designed with flexibility for distribution and/or warehouse functions
- Main distribution network for mechanical, electrical, IT, pressurization, exhaust, etc
- Flex space from 3,000 to 38,000 square feet
- Capacity to include distribution systems including liquid nitrogen, compressed air, vacuum, and stand-by electrical generator

## Amenities

- Café with outdoor seating
- Covered parking option
- Locker rooms with shower facilities & mother's room
- On-campus child care option
- Adjacent to existing and future residential options
- Walkable distance to several restaurants, fast casual & coffee shops
- Miles of parks, trails and open space
- Easy access to downtown Denver and Denver International Airport
- Free shuttles to the nearby RTD light rail station



# Property & Location Highlights

## EXPANSION OPPORTUNITIES

The Fitzsimons Innovation Campus is a 184-acre community designed for both startups and established companies, allowing for numerous expansion opportunities into either an existing building or a build-to-suit. The scale alone makes the Fitzsimons Innovation Campus one of the most significant developments of its kind in Colorado. But just as important as the size of the campus, is the plan, which applies the best concepts from successful medical research parks across the country to its own unique opportunity. The campus is designed to offer an unrivaled range of opportunity to life science research and development companies of all sorts, from small start-ups to established industry leaders.

## WHY BIOSCIENCE3:

- Immediate proximity to three bioscience buildings, currently located in the Fitzsimons Innovation Campus, which currently houses in excess of 65 life science companies.
- Adjacent to the top-rated Anschutz Medical Campus, including the 673-bed University of Colorado Hospital and 250-bed Children's Hospital Colorado.
- Access to a high concentration of top tier life science talent pool.
- Abundant natural daylighting throughout the building including in lab spaces.
- Convenient transportation options, including RTD Light Rail access.
- Expansion opportunities including Bioscience 4 or other build-to-suit options.

over 65 companies  
ARE GROWING ON THE  
Fitzsimons Innovation  
CAMPUS TODAY



Bioscience3  
21st & Scranton Pkwy Perspective



Bioscience3  
22nd & Revere Street Perspective



Bioscience3 & 4  
(Planned)

CENTRAL LOCATION  
great transportation

20-min TO DOWNTOWN

15-min TO  
DENVER INTERNATIONAL AIRPORT  
[Nations 5th Busiest]

DIRECT ACCESS TO 4 HIGHWAYS  
I-70 | E-470 | I-225 | 270

# Anschutz Medical Campus & Fitzsimons Innovation Campus View



## RTD Light Rail R Line



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