



3501 Wazee Street

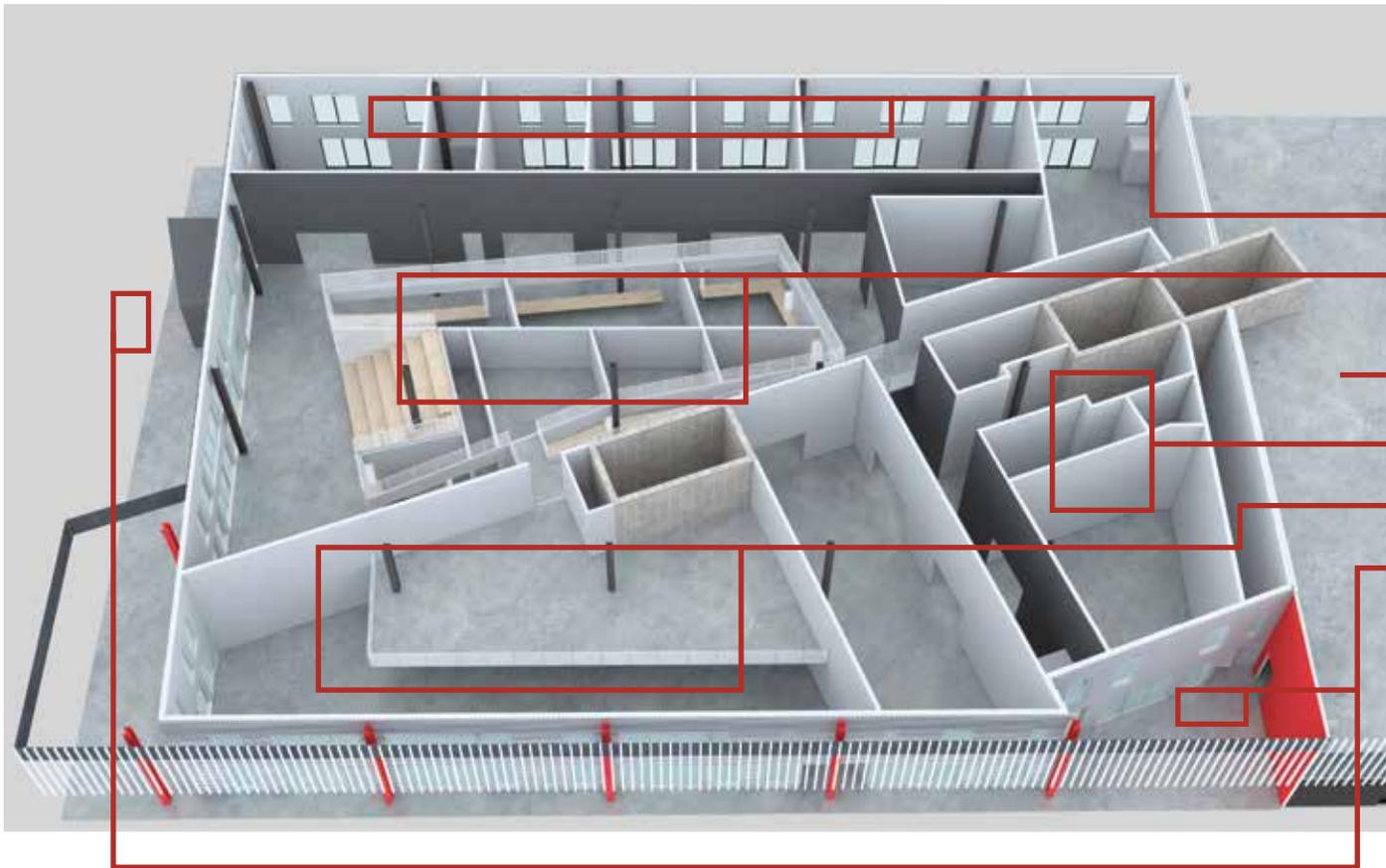
Coming 2017

*A workplace and market hall designed to support visionary firms  
Located in the heart of the booming RiNo Art District*



*Creative office space with landscaped terraces and a design that embraces Colorado's ideal climate*





- RETAIL
- FOOD COUNTERS  
w/MEZZANINE BAR
- PARKING
- RETAIL
- RESTAURANT
- ENTRANCES

# TERRACE AND SKYLINE VIEWS

*Located at the 38th Street station on RTD's new rail line from Union Station to the Denver International Airport*



Zeppelin Station is an immersive 100,000-square-foot office and retail building opening in 2017. Designed with forward-thinking companies in mind, it is highly accessible and social, with a commitment to design.

**Market Hall.** Inspired by the success of The Source, Zeppelin Station's ground floor is home to experiential food and beverage concepts, such as a Montreal-style bagel shop, fire ramen and tacos al pastor, all meant to encourage a deeper conversation and connection beyond the typical lunch counter.

**Accessibility.** With an on-site parking garage, located adjacent to two pedestrian bridges, the project has direct access to the new commuter rail station - just one stop from downtown and 30 minutes to DIA - along with proximity to the city's first elevated cycle track along Brighton Boulevard.

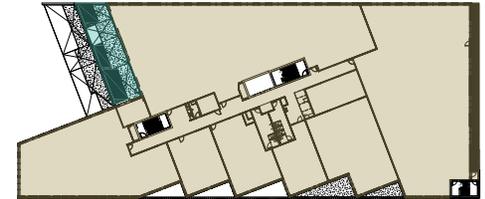
**Design.** Designed by the award-winning Dynia Architects, Zeppelin Station is LEED certified and features indoor-outdoor open spaces, characterized by high ceilings, natural light and native landscaping. Office suites offer roll-up, glass garage doors that pour out onto green terraces overlooking the Denver skyline and Rocky Mountains.

**People.** Zeppelin Station is a workplace community of innovators and creatives; a curated mix of accomplished local and national firms.

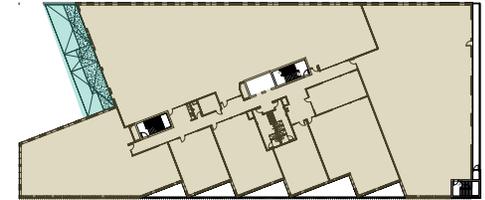
IMMERSIVE OFFICE  
& RETAIL BUILDING

- Office Space
- Retail Space
- Landscape
- Parking

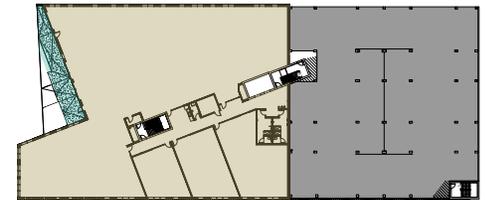
4th Floor



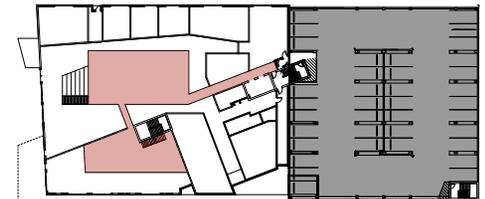
3rd Floor



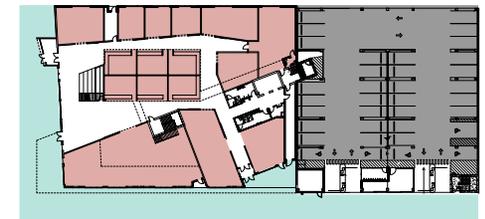
2nd Floor



Mezzanine



1st Floor



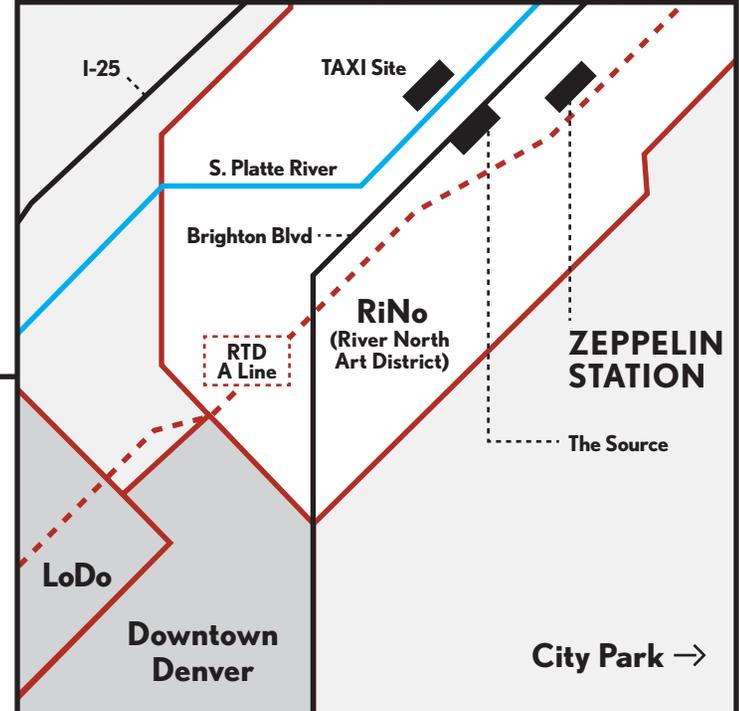
## INFRASTRUCTURE

In recent years, the River North Art District (RiNo) has emerged as Denver's hotbed of innovation. In response, the city has committed more than \$47 million to infrastructure improvements that will come online in the next two years.

**Train Station.** Zeppelin Station is a true transit-oriented development, immediately adjacent to the new train station on the A Line to the airport, making it both highly accessible and trafficked.

**Brighton Blvd.** Construction is underway for a modernized Brighton Boulevard, which will boast the city's first elevated cycle tracks, as well as wide sidewalks and green stormwater filtration by 2017.

**RiNo Park.** Development also is in the works for the RiNo Park on the South Platte River, beginning construction in 2016. The RiNo Park is just four blocks from Zeppelin Station and seeks to establish a series of flexible and creative gathering spaces for the community, such as a garden court, a library and makers' plaza.



THE CITY HAS COMMITTED MORE THAN  
\$47 MILLION  
TO INFRASTRUCTURE IMPROVEMENTS

## CULTURE

As a historically industrial neighborhood, the gritty, urban feel of RiNo has attracted a diverse community of artisans, makers and entrepreneurs.

**Art.** With adaptive-reuse projects like the Source and TAXI, abandoned warehouses brought back to life by Denver's largest collection of murals and more than 65 galleries, the eclectic buildings that comprise RiNo substantiate its motto, "Where Art is Made."

**Food & Beverage.** Recently recognized by Thrillist as one of the nation's top restaurant neighborhoods, RiNo also is home to 12 craft breweries. It continues to grow, attracting new chef-talent, brewers and other makers regularly.

**Source Hotel.** Just four blocks from Zeppelin Station is the Source, an urban marketplace housed in an 1880s iron foundry, which will debut a 100-room lifestyle hotel in summer 2017, complete with a rooftop pool and beer garden.



MILLENNIALS ARE MOVING TO THE METRO AREA  
AT A RATE OF MORE THAN 200 PEOPLE PER DAY

Recently named the country's number one city to live in by U.S. News & World Report, Denver, Colorado's largest and capital city has seen major growth in population and culture over the last five years. The city is characterized by its forward-thinking residents, who are socially open-minded with a high priority on personal health and wellbeing, making it especially attractive to millennials who are moving to the metro area at a rate of more than 200 people per day. Indicators like rising home prices, increased construction activity and more confident consumers make it clear that Denver's economy is robust and growing.

## COLORADO

Colorado has long been regarded as a place to experience the outdoors, with its mild climate boasting more than 300 days of sunshine per year, as well as access to 30 of the world's best skiing areas. Additionally, the state is increasingly recognized as a hotbed for innovation, impeccably crafted goods and unique service offerings.



RECOGNIZED FOR MORE THAN FORTY YEARS OF WORK  
ON INNOVATIVE MIXED USE PROJECTS IN DENVER

**Zeppelin Development** is recognized for more than forty years of innovation on mixed-use projects in Denver's urban core neighborhoods. Fundamental to Zeppelin's success is identifying underused properties in former industrial areas. This strategy began in the 1970s with catalytic projects in Lower Downtown, continued in the 80s and 90s with early-stage redevelopment of the Golden Triangle neighborhood, and is currently driving the development of Denver's River North (RiNo) district. The father and son team of Mickey and Kyle Zeppelin are committed to promoting social change through intelligently designed projects that address unmet needs in the market and provide a catalyst to surrounding neighborhoods. As Denver natives, the Zeppelins and their team of collaborative partners have received widespread recognition for their RiNo developments, including TAXI, the repurposed 20-acre former Yellow Cab terminal, and the Source, a modern iteration of the urban market hall.





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