

230,650 SF



Join the Future of Health and Care

Bioscience 4

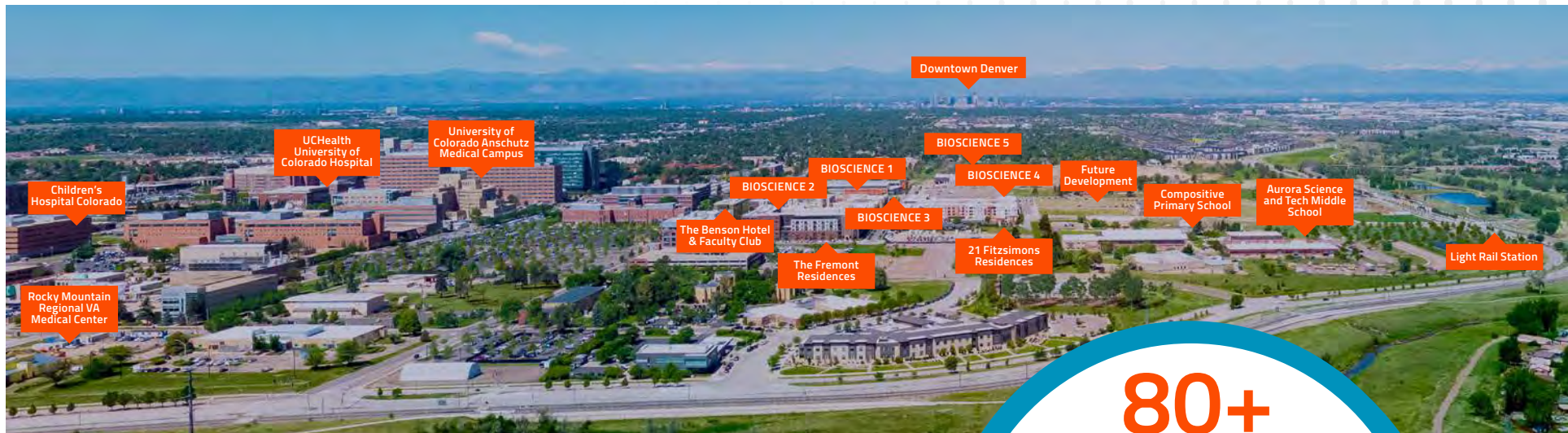


Discoveries Meet Momentum. Right Here.



At Fitzsimons Innovation Community, visionaries boldly transform science into the future of health and care. It is the first purpose-built life sciences campus in Metro Denver with 400,000 SF of existing lab, office, and manufacturing space dedicated to breakthrough research and advanced discoveries. With 50 sprawling acres of developable land, the Community is primed for growth.

Here, scientists interface with fellow entrepreneurs, and have direct access to renowned clinicians and researchers at the University of Colorado Anschutz Medical Campus, just steps away. The Community is based on the boundary-pushing that can only happen when the best and brightest are in the same space.



Downtown Denver

UCHealth University of Colorado Hospital

University of Colorado Anschutz Medical Campus

Children's Hospital Colorado

BIO SCIENCE 2

BIO SCIENCE 1

BIO SCIENCE 5

BIO SCIENCE 4

Future Development

Compositive Primary School

Aurora Science and Tech Middle School

The Benson Hotel & Faculty Club

BIO SCIENCE 3

21 Fitzsimons Residences

Light Rail Station

The Fremont Residences

Rocky Mountain Regional VA Medical Center

80+

INNOVATIVE STARTUPS AND ESTABLISHED LIFE SCIENCES COMPANIES

ENTERPRISE ZONE

The campus is located within an enterprise zone, offering a variety of economic incentives for tenants including state income tax credits.



University of Colorado Anschutz Medical Campus

Located just steps away from Bioscience 4, the CU Anschutz Medical Campus is a national leader in advanced bioscience research, including cell & gene therapy, mRNA, and regenerative medicine.



**LARGEST ACADEMIC HEALTH
CAMPUS BETWEEN
SAN FRANCISCO AND CHICAGO**



**2 NATIONALLY RANKED
HOSPITALS ON CAMPUS:
UCHEALTH UNIVERSITY OF
COLORADO HOSPITAL
& CHILDREN'S HOSPITAL
COLORADO**



**2.1M INDIVIDUAL PATIENT
VISITS ANNUALLY**



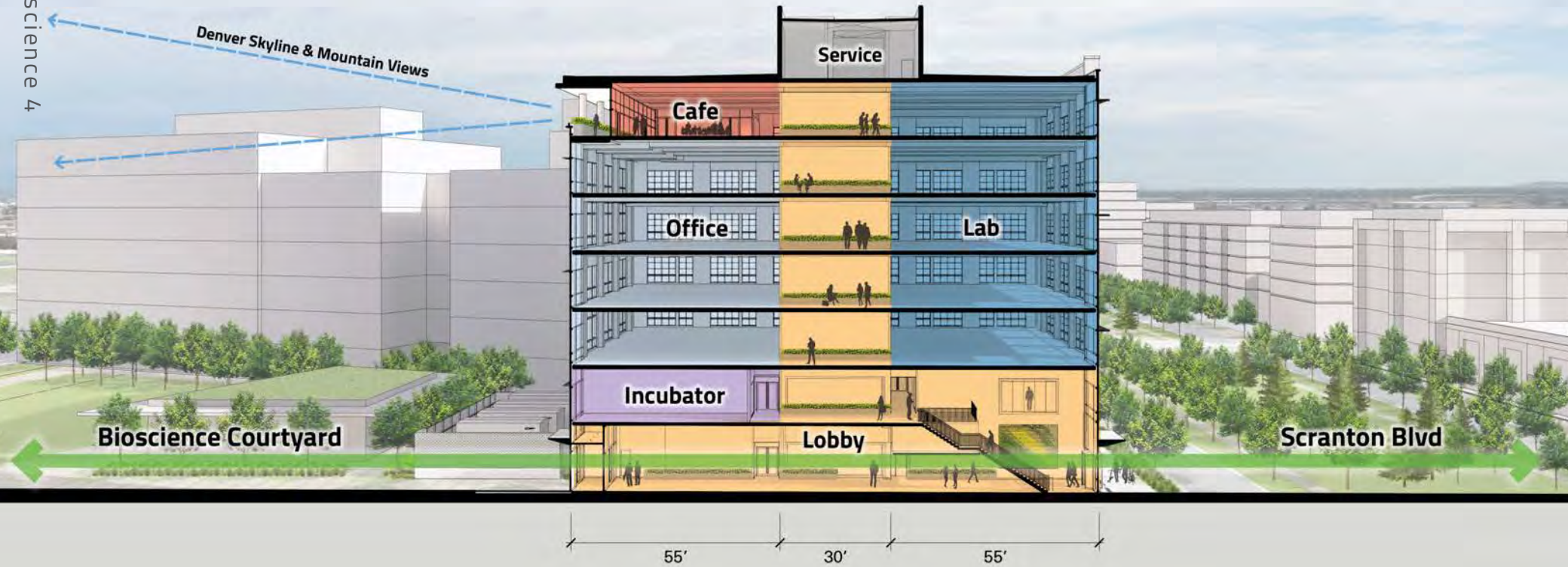
**\$516M, \$254M IN ANNUAL
RESEARCH GRANTS &
PHILANTHROPIC RESEARCH
AWARDS**



**600 CLINICAL TRIALS GOING
ON AT ANY ONE TIME**

Building Specifications

Bioscience 4



230,650 SF

Purpose built Class A Office/Lab Space

±32,000 SF

Typical Floor Plate

Column-Free

Flexible Layouts

15'

Floor-to-Floor Heights

2

Loading Docks

Just-in-time

Chemical Storage

4 Elevators

3 Passenger (3,500 lbs. capacity)
1 Freight (5,000 lbs. capacity)

VC-A Compliant

ISO Compliant for 4,000 mips/
75% of Building VC-A Compliant/
Ability to Design for Higher Criteria

Concrete Structure

100 lbs. PSF Floor Loading



Rooftop Terrace Overlooking the Front Range



Mountain and/or Courtyard Views



Communal Lounge, Conference, and Dining



Walkable Campus Environment



Garage and Surface Parking



Bike Room, Lockers, and Showers

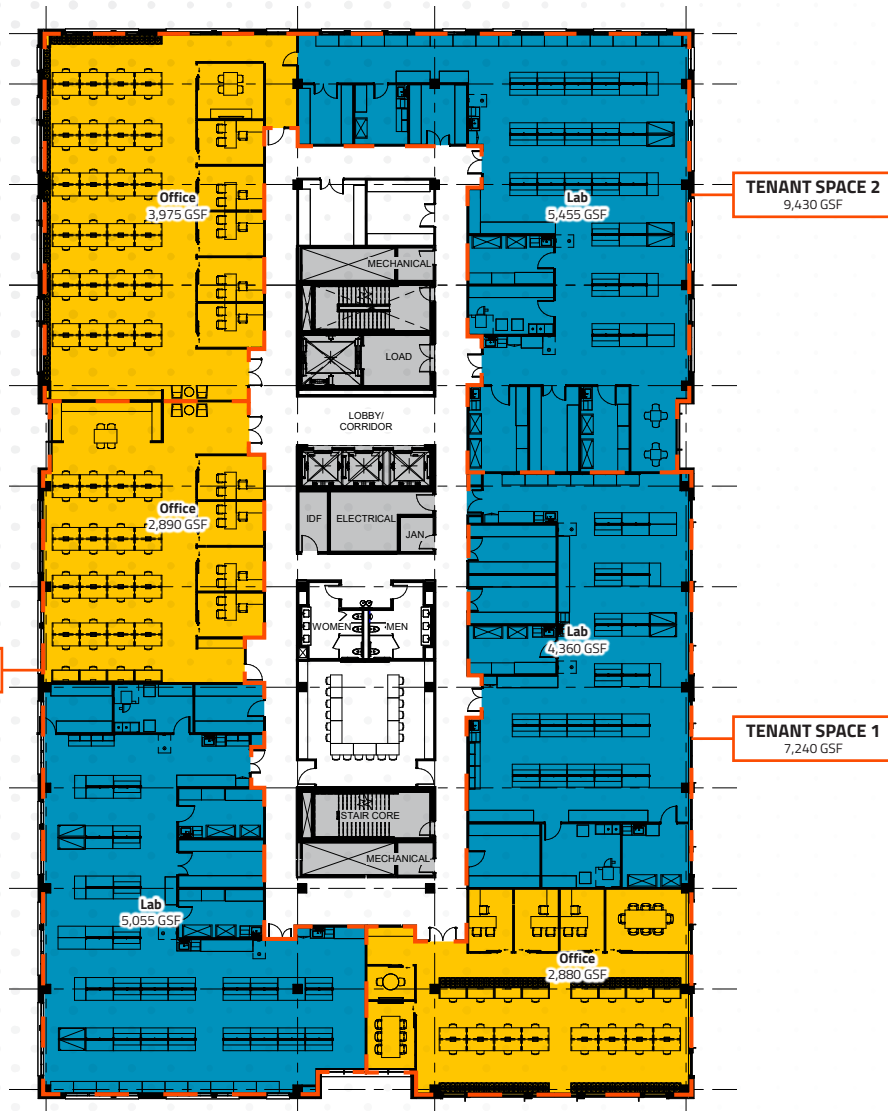


On-Site Building Management

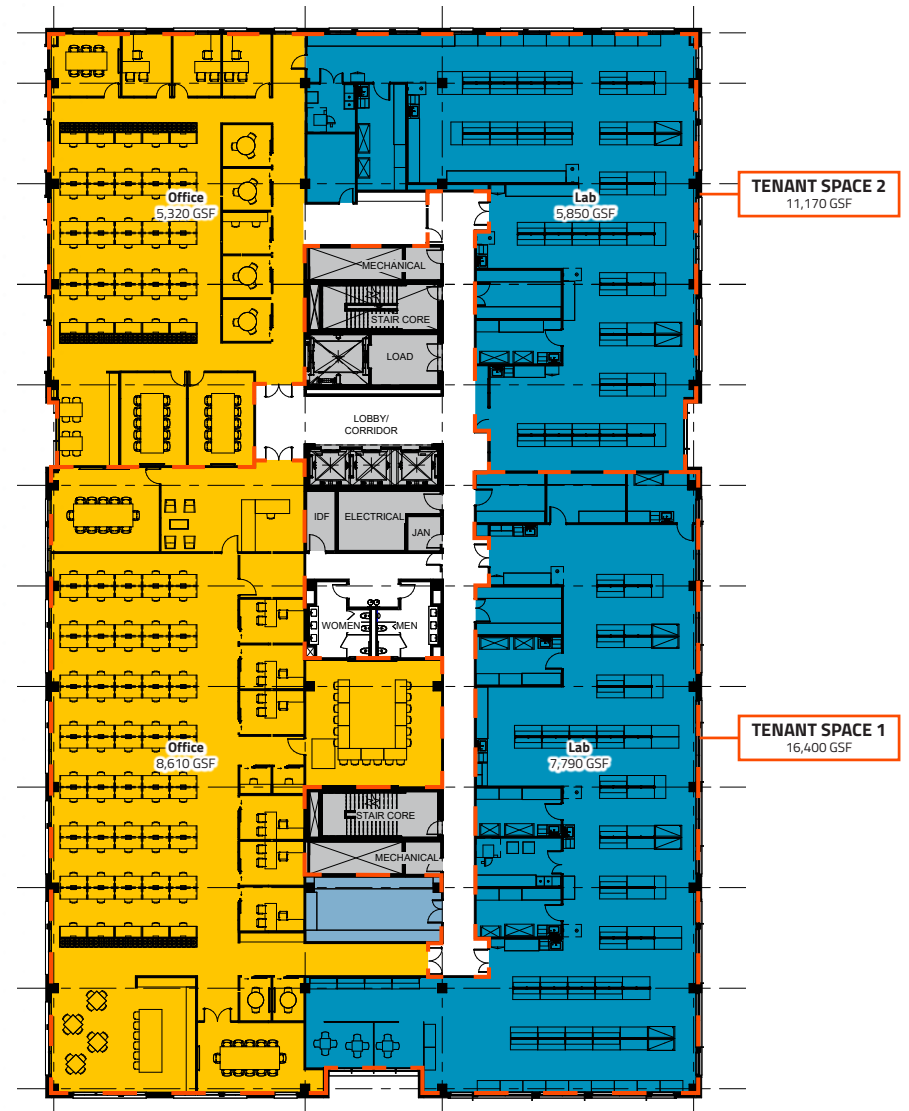


Shared Auditorium in Neighboring Community Building

Levels 3-6 | Multi Tenant (3 Tenants)

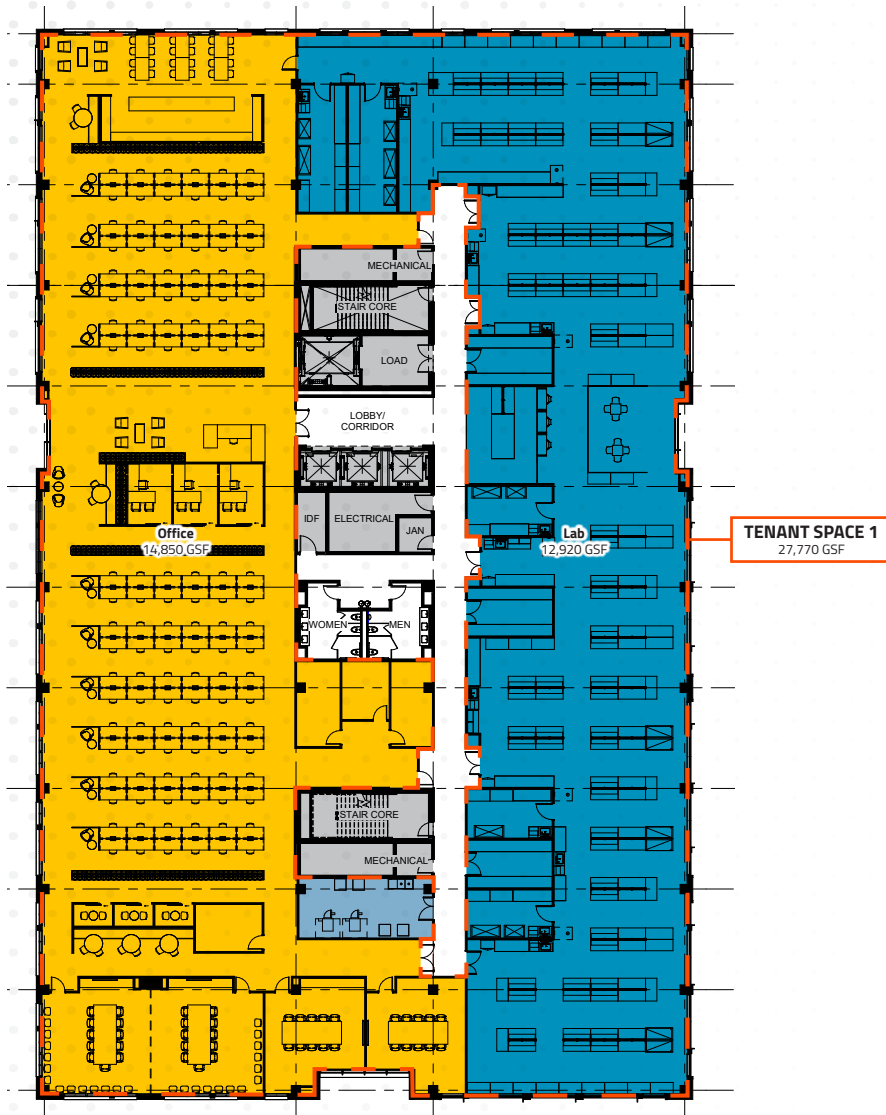


Levels 3-6 | Multi Tenant (2 Tenants)



- SERVICING
- LAB
- OFFICE

Levels 3-6 | Single Tenant



Level 7 | Single Tenant



- AMENITY
- SERVICING
- LAB
- OFFICE

From the Office to the Great Outdoors



Wellness-centered design means sweeping front range views, a network of thoughtfully designed green spaces, and a master plan that champions biking, walking, and public transit.



Connected to Life

EVERYTHING YOU NEED, ALL JUST STEPS AWAY



We're a true community, a dynamic pedestrian-first innovation district with nearly 900 residential units, primary and middle schools, curated local food & beverage options, and a boutique hotel home to CU's faculty club.



SAND CREEK REGIONAL GREENWAY



THE BENSON HOTEL & FACULTY CLUB



21 FITZSIMONS APARTMENTS



LOST COFFEE



COMPOSITE PRIMARY

Neighborhood Amenities



Fitzsimons Innovation Community

- 1 Bioscience 1
- 2 Bioscience 2
- 3 Bioscience 3
- 4 Bioscience 4
- 5 Bioscience 5

Schools

- 1 University of Colorado School of Medicine
- 2 Aurora Science & Tech Middle School
- 3 Fitzsimons Early Learning Center
- 4 Compositive Primary

Medical Facilities

- 1 CU Anschutz/UCHealth
- 2 Veteran's Community Living Center
- 3 Rocky Mountain Regional VA Medical Center
- 4 Anschutz Health and Wellness Center
- 5 Children's Hospital Colorado

- Light Rail Station

Hotels

- 1 The Benson Hotel & Faculty Club
- 2 SpringHill Suites by Marriott Denver
- 3 Hyatt House
- 4 Hyatt Regency

Housing

- 1 21 Fitzsimons Apartments
- 2 Fremont Apartments
- 3 The Plaza
- 4 Forum at Fitzsimons
- 5 The Broadleafz
- 6 Legacy at Fit
- 7 Link at Fitzsimons

Parks

- 1 The Central Green
- 2 Sand Creek Regional Trailway

Event Space

- 1 Bruce Schroffel Auditorium

Restaurants

- 1 Ambli
- 2 Ursula Brewery
- 3 Lost Coffee
- 4 Cedar Creek Pub
- 5 Pearl Wine & Bike Company
- 6 The Common Good
- 7 Root & Spring by Tom Colicchio
- 8 Woodgrain Bagel & Deli
- 9 T Street Kitchen
- 10 Dazbog Coffee
- 11 Etai's Green House
- 12 BiryaniPot Indian Express
- 13 Subway
- 14 Panera Bread
- 15 Starbucks
- 16 Modern Market
- 17 Sushi-Rama
- 18 Great Greek Mediterranean Grill

Where Top Talent Lives



LOCATED JUST 25 MINUTES FROM DOWNTOWN DENVER AND 20 MINUTES TO DENVER INTERNATIONAL AIRPORT.

#2

STATE FOR MOST EDUCATED WORKFORCE
U.S. News

#2

SECOND BEST STATE FOR TECHNOLOGY & SCIENCE
Milken Institute

#1

TOP RANKED STATE FOR STEM JOB GROWTH
U.S. Census Bureau

\$1.6B

TOTAL AMOUNT INVESTED ACROSS COLORADO LIFE SCIENCES COMPANIES IN 2022

Colorado BioScience Association

Leading-Edge Facilities with Room to Scale

Bioscience 4 is the latest, and far from last, addition to Fitzsimons Innovation Community. The site can accommodate up to 800,000 SF in future phases, arranged around a central courtyard.

With over 50 additional acres slated for future life sciences development, Fitzsimons Innovation Community is well-poised to support the expansion and advancement of its groundbreaking companies. Fitzsimons offers a rare combination of an established campus, rich with neighborhood amenities, and ample room for growth.

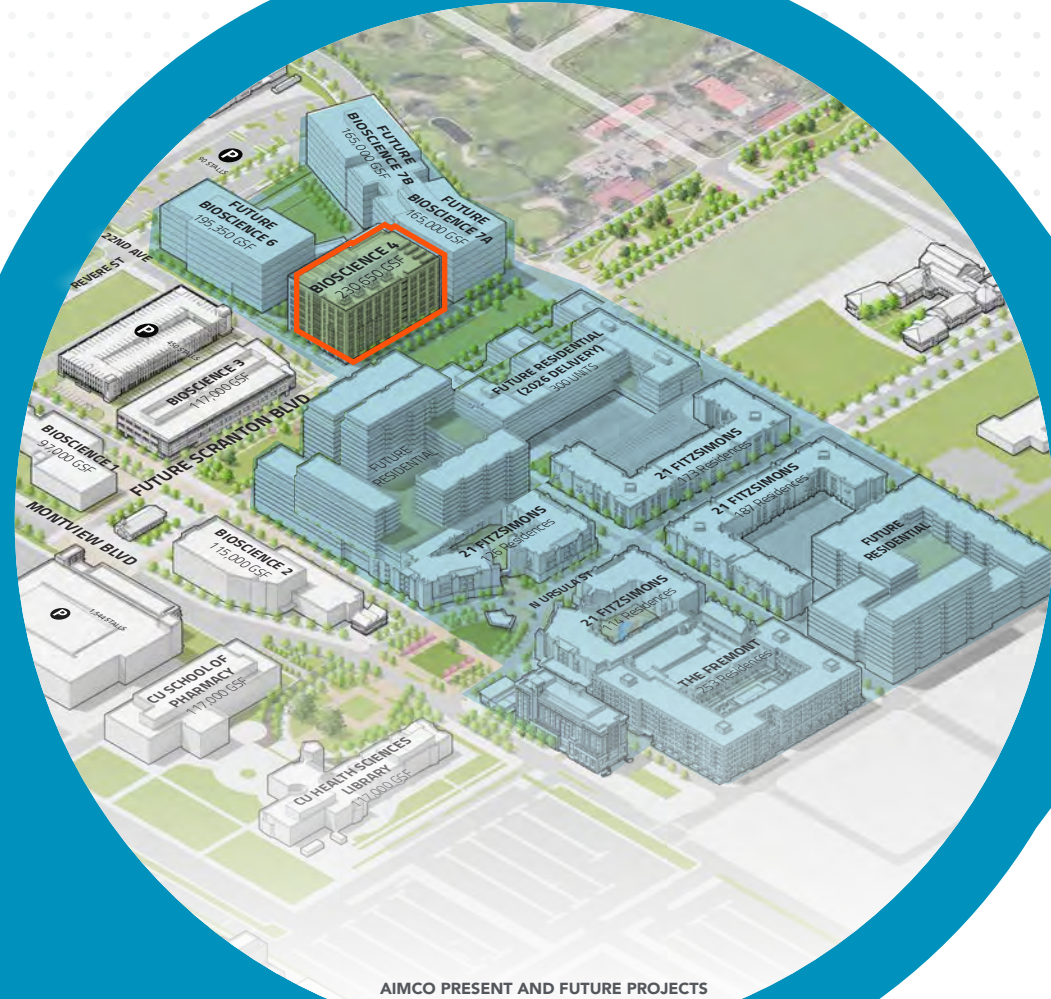




Who We Are



Aimco is a diversified real estate company focused on value add, opportunistic, and alternative investments, with a 28+ year history of growth and innovation. Aimco's mission is to make real estate investments where outcomes are enhanced through our human capital so that substantial value is created for investors, teammates, and the communities in which we operate. We are the most active developer on the CU Anschutz Medical Campus with completed projects that include multiple residential buildings, retail, a boutique hotel, and public greenspace. Aimco is headquartered in Denver, CO and traded on the New York Stock Exchange as AIV.



AIMCO PRESENT AND FUTURE PROJECTS

Our Partners



CRB is a leading provider of sustainable engineering, architecture, construction, and consulting solutions to the global life sciences and advanced technology industries. CRB is a privately held company with a rich 35-year history of serving clients throughout the world, consistently striving for the highest standard of technical knowledge, creativity, and execution.



Routinely managing technical, complex, and high-stakes projects across North America, PMA is a real estate consulting firm with an expertise for developing projects that lay the foundation for critical innovation and commercial success. PMA has become widely reputed for their attention to detail and their ability to execute upon highly complex and broad scope developments, enabling them to play a key role in the development of Bioscience 4.

TRYBA ARCHITECTS

Founded in 1988, Tryba Architects specializes in the full integration of architecture, urban design and planning, interior design, branding, and experiential design. With offices in Denver, Colorado and Fort Worth, Texas, Tryba has built a legacy of innovative projects nationwide that connect people, nature, and the urban environment. For nearly a decade, Tryba has been integral to realizing the future of Fitzsimons Innovation Community with the design of numerous campus landmarks including The Benson Hotel & Faculty Club, The Fremont Residences, Central Green, Compositive Primary, and the forthcoming Bioscience 4.



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