

# MAIN STREET AT MERIDIAN

WE'RE CREATING A VIBRANT NEW SOCIAL HUB IN DENVER SOUTH FOR EVERYONE TO GATHER WITH FRIENDS AND ENJOY A TASTE OF WHAT COLORADO LIFESTYLE HAS TO OFFER.

Taking full advantage of the 300+ days of sunshine per year this audience craves the amenities of an accessible centralized destination where they can take advantage of a thriving outdoor social and dining experience, while enjoying a delicious craft cocktail and live musical performance at any time of the night or day.



## RELAX, RECONNECT, AND REJUVENATE

The underlying concept of Main Street at Meridian is to build a place for people to gather and enjoy the Colorado lifestyle at its best. Casual patios, defined pedestrian areas, open grassy hills and a public amphitheater create spaces for everyone to enjoy.



**OUTDOOR  
ENTERTAINMENT**



**SIT & SIP  
DESTINATION**



**WALKABLE  
ACCESS**



**CRAFT  
FOOD**



**LIGHT-RAIL  
ACCESS**



**FAMILY  
FRIENDLY**

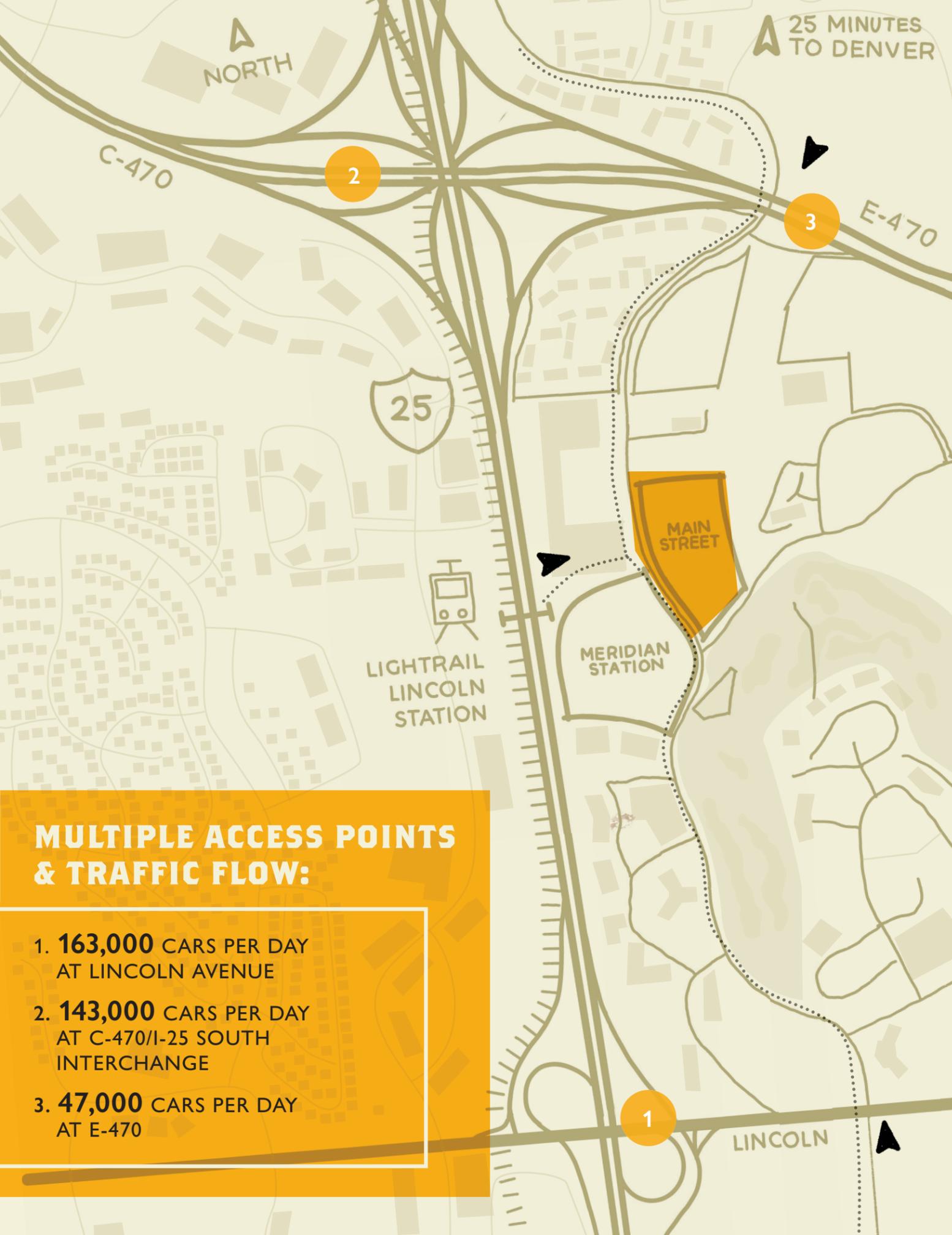
## FRIENDS, FAMILY, AND LOTS OF FUN

Inclusivity is an important part of creating a destination that attracts a variety of audience types and encourages them to stick around. With the potential for outdoor play-scapes, picnic areas and yard games everyone from young families to happy hour professionals will find their place to play.

## SIT, SIP, AND SATISFY

It's our goal to provide a wide variety of choices for food and beverages from the best brunch and lunch spots to evening dinner destinations, micro-brew tasting rooms and local distillery cocktail bars. There's something to satisfy every taste at any time of the day or night.





## MAINSTREET SITE SPECS:

- 9 ACRE SITE
- ANCHORED BY A FEATURE LAWN AMPHITHEATER
- WITHIN THE HIGHEST INCOME PER CAPITA COUNTY IN COLORADO
- POPULATION – 350,000+
- 83K DAYTIME EMPLOYEES \*1 MILE RADIUS

**CUSTOM BUILD OPPORTUNITY FOR PRODUCTION BREWERY OR DISTILLERY**

## IDEAL LOCATION AND SURROUNDINGS

Accessible directly from I-25 and Lightrail create the perfect centralized destination. The nearby Centennial Airport and Park Meadows Mall also add to the local amenities. At Meridian, the line between indoor and outdoor space is blurred, strengthening the connection to the outdoor environment and creating the ideal location for this vibrant new social hub.



## MULTIPLE ACCESS POINTS & TRAFFIC FLOW:

1. **163,000** CARS PER DAY AT LINCOLN AVENUE
2. **143,000** CARS PER DAY AT C-470/I-25 SOUTH INTERCHANGE
3. **47,000** CARS PER DAY AT E-470

### MERIDIAN:

- 1600 ACRE OFFICE PARK
- 3.5M SQ. FT. OFFICE SPACE / 150,000 SQ. FT. RETAIL
- 2,588 CURRENT HOUSING UNITS
- PRIVATE STREAMLINED DESIGN REVIEW BOARD
- HOME TO THREE FORTUNE 500 COMPANIES

### SURROUNDING CUSTOMERS:

- ARROW ELECTRONICS
- DISH NETWORK
- LIBERTY MEDIA
- CHARLES SCHWAB
- SKYRIDGE MEDICAL CAMPUS

## CONTACT US FOR OPPORTUNITIES

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