

SKY HARBOR

SKY HARBOR

DEVELOPER INFORMATION

PROPOSED USES

EXISTING SITE

PROPOSED SITE PLAN | LANDSCAPE PLAN

SITE ACCESS

BUILDING PLANS

BUILDING ELEVATIONS



A WORLD CLASS PROVIDER OF WORKING ENVIRONMENTS FOR BUSINESSES

4725 S Monaco Street, Suite 210
Denver, CO 80237

MISSION

Mark IV Capital efficiently manages capital with a focus on long-term growth and consistent cash flow for our shareholders and our investors. We develop, acquire, and manage high-quality properties and actively invest in innovative companies. We embrace our unique, long-term approach to investment, celebrate our commitment to integrity, and appreciate the value of our employees.

VISION

Our vision is to be a world class provider of working environments for businesses.

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PROPOSED USES

- LIGHT INDUSTRIAL
 - OFFICE
- WAREHOUSE | STORAGE
- CLEAN PRODUCTION AND ASSEMBLY

SKY HARBOR

DEVELOPER INFORMATION

PROPOSED USES

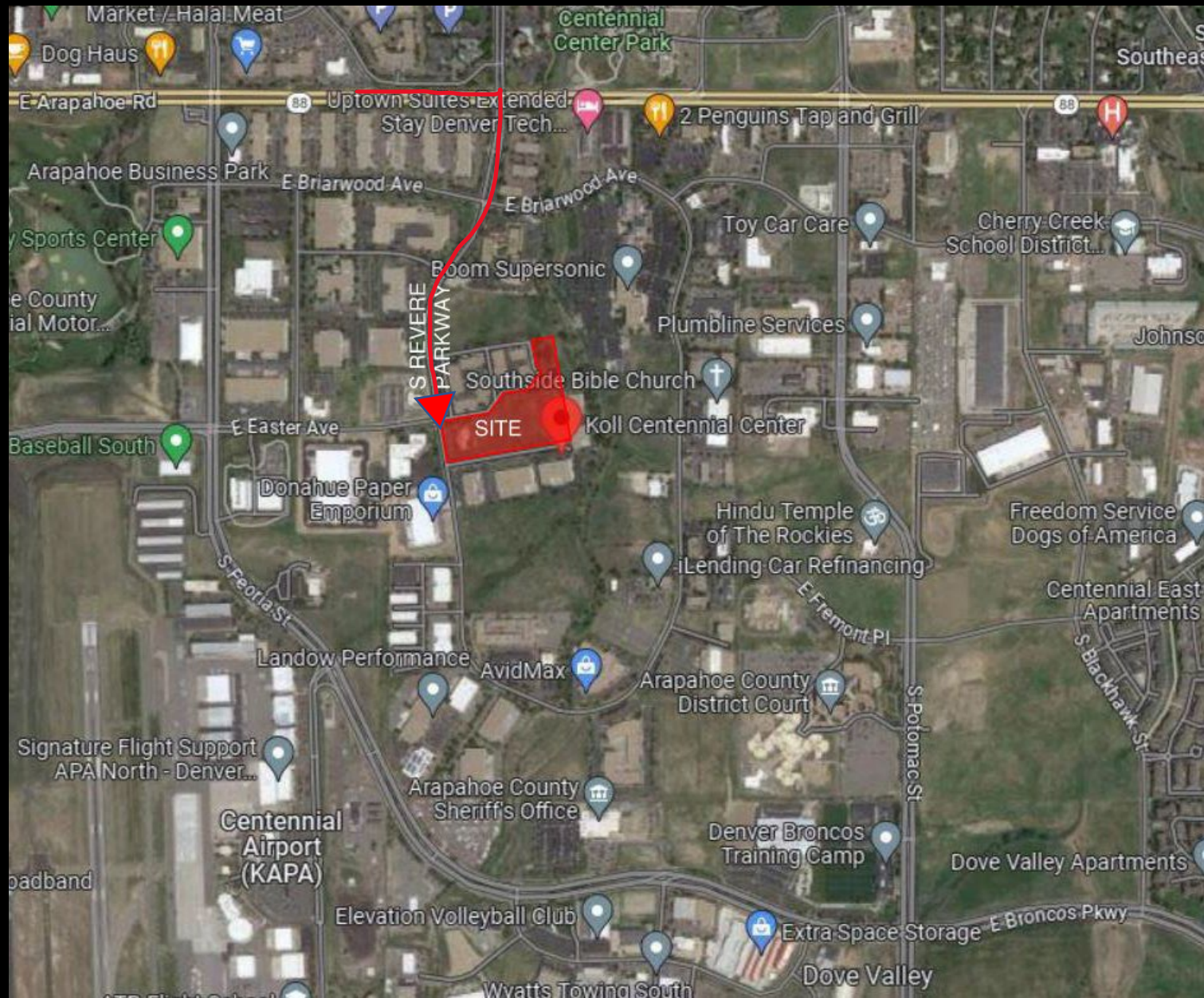
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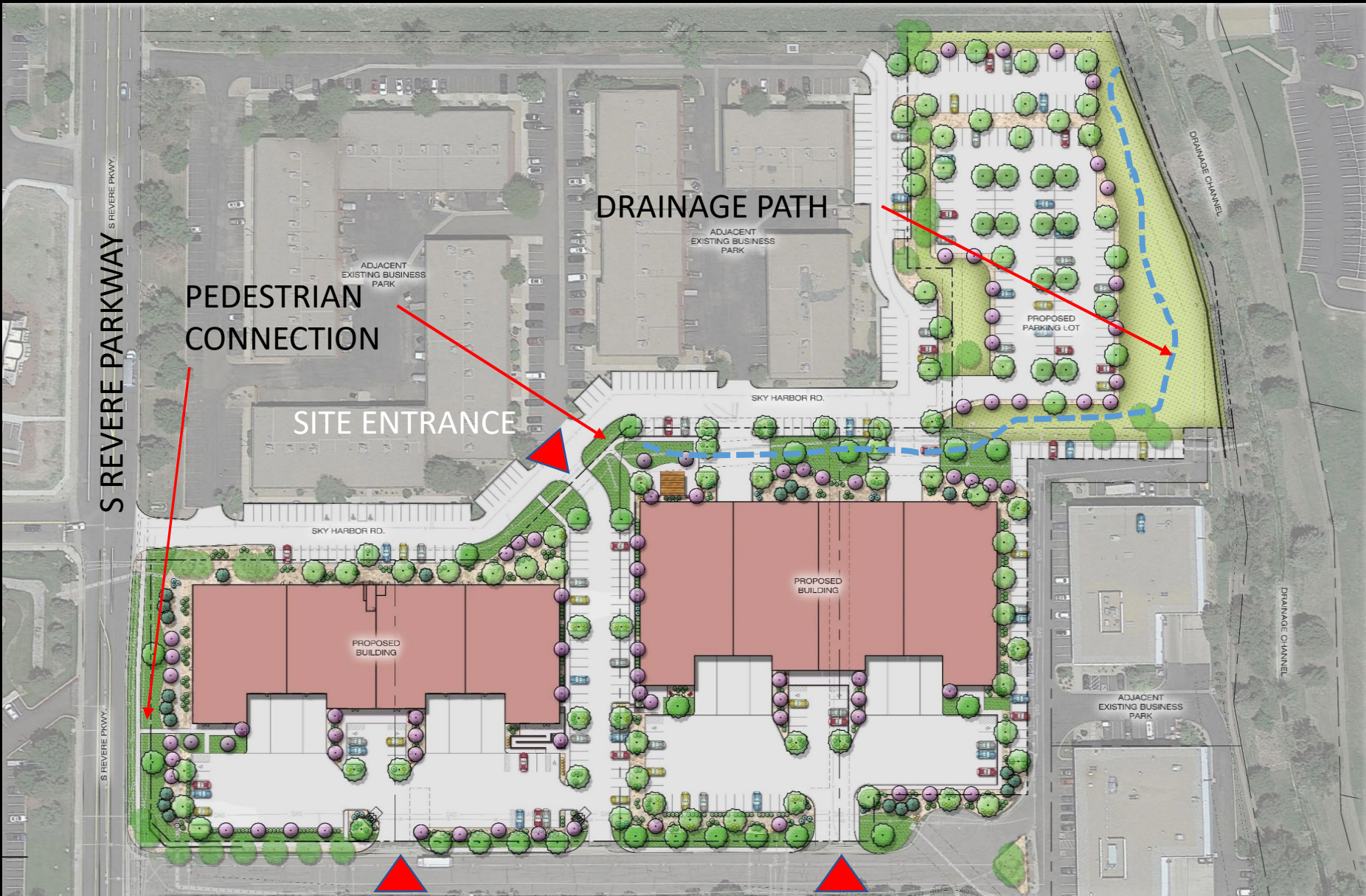
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S REVERE PARKWAY

PEDESTRIAN CONNECTION

DRAINAGE PATH

SITE ENTRANCE

ADJACENT EXISTING BUSINESS PARK

SKY HARBOR RD.

PROPOSED PARKING LOT

SKY HARBOR RD.

PROPOSED BUILDING

PROPOSED BUILDING

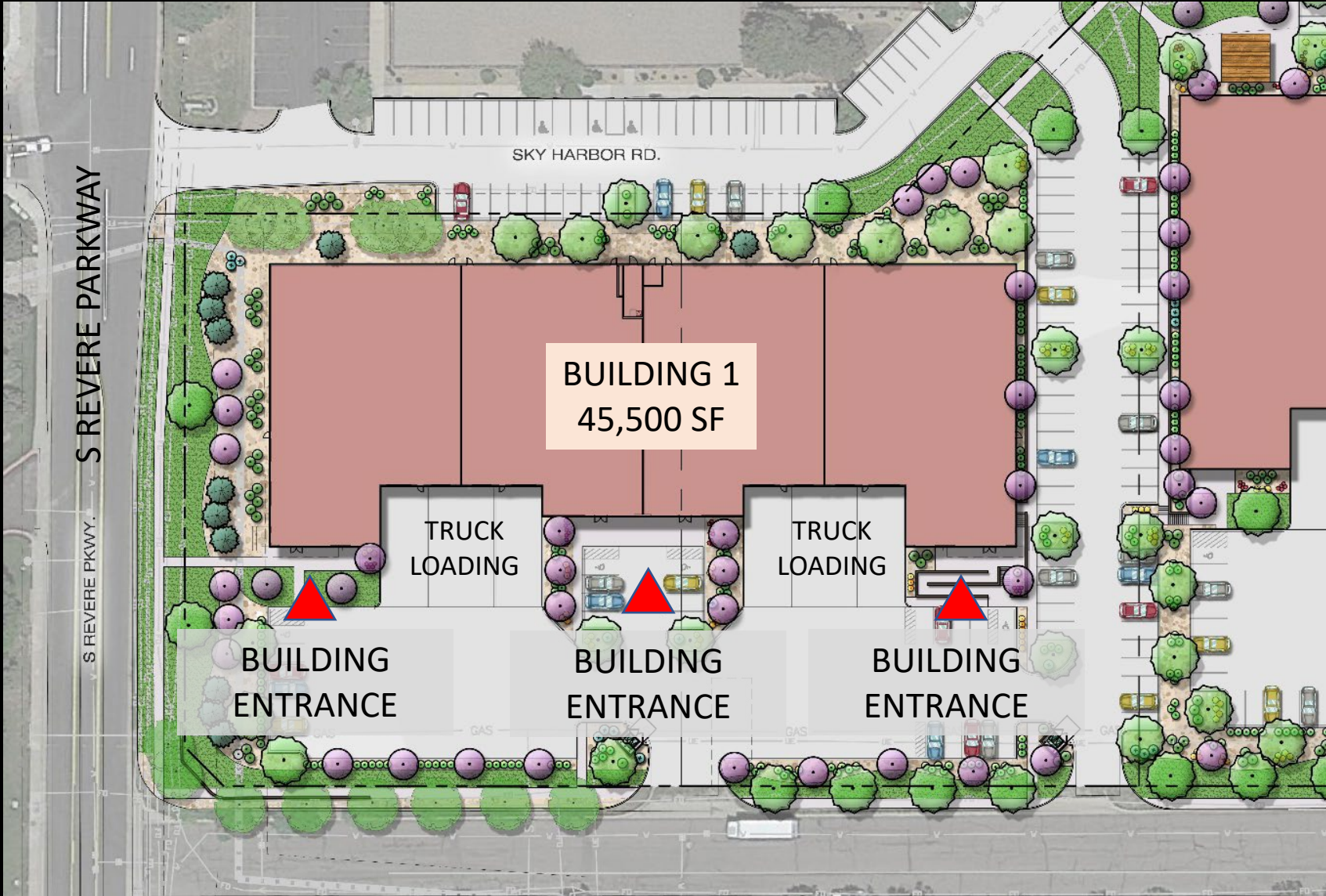
DRAINAGE CHANNEL

ADJACENT EXISTING BUSINESS PARK

S REVERE PARKWAY

SITE ENTRANCE

SITE ENTRANCE



S REVERE PARKWAY
S REVERE PKWY.

SKY HARBOR RD.

BUILDING 1
45,500 SF

TRUCK
LOADING

TRUCK
LOADING

BUILDING
ENTRANCE

BUILDING
ENTRANCE

BUILDING
ENTRANCE



SKY HARBOR RD.

BUILDING 2
60,510 SF

**TRUCK
LOADING**

**TRUCK
LOADING**

**BUILDING
ENTRANCE**

**BUILDING
ENTRANCE**

**BUILDING
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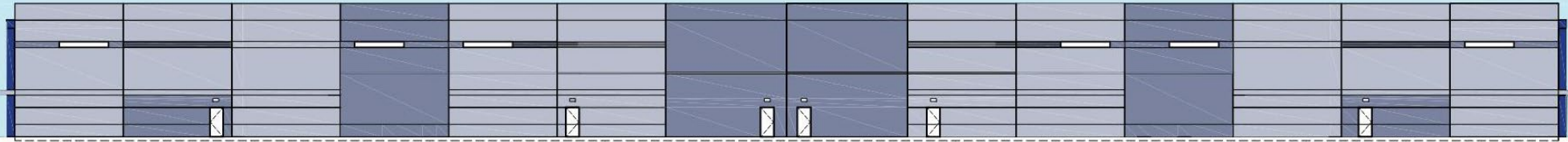
BUILDING ELEVATIONS

- CANOPY AT ENTRANCES
- FAÇADE RELIEF | STEPS IN THE PLAN
- PARAPET REIELF | STEPS
- RIBBED TEXTURED RELIEF IN WALL PANELS
- COLOR VARIATION



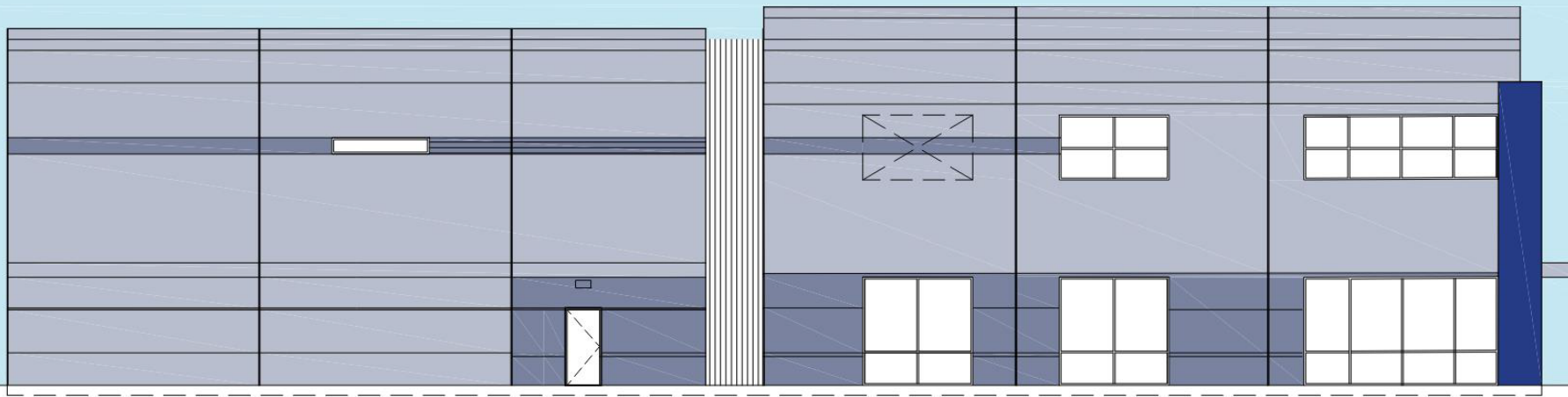
SOUTH ELEVATION | BUILDING 1

BUILDING 2 SIMILAR



NORTH ELEVATION | BUILDING 1

BUILDING 2 SIMILAR



WEST ELEVATION | BUILDING 1

BUILDING 2 SIMILAR

SKY HARBOR

The Developer plans to begin construction upon final approval of the Planning and Construction Documents. This is anticipated to be late fall 2023.

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Traffic studies indicate this site will not generate large amounts of traffic.

The approval process will include public hearings by Planning Commission and City Council