



## Forest City Stapleton Partial Script

### **Statement #1 (General Development)**

Thank you for calling Forest City Stapleton, the master developer of the Stapleton redevelopment. As Stapleton matures, this eclectic, walkable, mixed-use community becomes, well, sort of a classic. And Stapleton's location is close to perfect. Just 15 minutes to downtown Denver with easy access to the mountains via I-70, the Tech Center via I-225 or E-470 and just 25 minutes to Denver International Airport. And everything else you need is just a short walk or bike ride away. To learn more visit [StapletonDenver-DOT-com](http://StapletonDenver-DOT-com)!

### **Statement #2 (Retail/Business)**

Stapleton will eventually have an employment base half the size of Downtown Denver's central business district. Businesses will never have a better opportunity to stake their claim than right now. Because Stapleton is an in-fill redevelopment it presents a unique opportunity to locate your business within the Denver city limits. Everyday, more progressive businesses are moving to Stapleton, filling a variety of environmentally-friendly class-A office, light industrial, high-visibility freeway-adjacent and store-front retail space. An office park is fine, but an office near a park is better.

### **Statement #3 (Land Use becomes Shops)**

There are lots of reasons to create a vibrant community. A pretty big one is that everything you need is pretty close so you don't have to drive as much – groceries, flowers, the cleaners, the bank, whatever you need. Between the 29<sup>th</sup> Avenue Town Center, Quebec Square and Northfield at Stapleton, there are literally hundreds of places to buy stuff, eat stuff or just hang out. – Everything from the one-of-a-kind boutiques to major anchor stores, and from corner bistros and outdoor cafés to the five-star dining experience. All the national restaurant chains with their ever-so-familiar menus, too. There's even a state-of-the-art movie theater to help you relax after work. The seats are comfy too. To learn more visit [Shop-DOT-StapletonDenver-DOT-com](http://Shop-DOT-StapletonDenver-DOT-com)!

### **Statement #4 (Home Building)**

Stapleton is a place for everyone. Products span the gamut, too. Single-family bungalows, Victorians and even Denver squares, exquisite semi-custom homes and ultra-modern town homes. Even some very stylish apartments for those who aren't ready to make the leap to ownership yet. No matter where you are in your life, you'll find a home in Stapleton. Starting modestly in the \$100s, up to \$1.5 million. And every builder at Stapleton has voluntarily participated in the Energy Star® program to make Stapleton the most sustainable community of its time. Some builders are going above and beyond Energy Star® requirements. To the homeowner, it means lower utility bills and added comfort. To the planet, it means a whole lot more.

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