

PENA Station: 61st & Tower Rd.

The six-story apartment building located on a 4.7-acre parcel consists of 353 apartments, parking garage with 353 spaces, ground floor retail and various amenities. The project is similar to a Texas wrap and was intentionally designed to deliver a distinct product both programmatically and experientially from Aviation Place.

The building is programmed to be hospitality forward with entry courtyard, bar and lounge areas, comfortable work from home spaces and a variety of unique amenities. The main entry plaza will be an attractive and functional entrance for residents, visitors, and retail customers. The retail space is located on the SW corner and is oriented to the future 1M SF of office. Townhomes and Flats located along 60th and Yampa help activate streets with front doors, stoops and pedestrian activity. The north portion of the building unfolds to active and passive courtyards while facing the Blue Grama Open Space which connects to miles of trail systems and parks.



Development Team

- 063 Development
- The Wells Partnership

Design and Construction Team

- GC: Brinkmann Constructors
- Architect: Holland Basham
- Structural: Jirsa Hedrick
- MEP: Galloway + MVC
- Civil: JR Engineering
- Interiors: Holland Basham
- Landscape: FreshDirt

Project Highlights

- Land, Entitlements, Construction + Deal Costs \$148M
- Project has been grandfathered under the City of Denver upcoming affordable housing regulations
- Site Development Plan Approvals anticipated 1st quarter 2023
- Foundation Permit anticipated 2nd quarter 2023
- 353 Residential Units
 - 18% Studio and Studio+
 - 46% 1 Bed and 1 Bed+
 - 29% 2 Bed (including Townhome units located along 61st and Yampa St.)
 - 7% 3 Bedrooms
- Average unit size: 819 SF
- Total Residential Rentable SF: 289,199 SF
- Total Retail SF: 2,230 SF
- Parking: 353 spaces, structured parking garage
- Luxury Amenity package
- Easy commute to DIA, RINO and Downtown

