

# TRIANGLE @ NATIONAL WESTERN CENTER

## TRIANGLE @ NATIONAL WESTERN CENTER

A call to all trailblazers in agriculture, water and food science research

The National Western Center brings together global thought leaders, curious students, and local community at an intersection of agriculture, education and entertainment.

We are creating a **pioneering space to connect** agriculture researchers, industry leaders and entrepreneurs.

By **bringing together this expertise** to engage and explore, we offer a place where innovators can develop new technologies for providing healthy food and clean water.



IMAGINE. DISCOVER. CULTIVATE.

# TRIANGLE @ NATIONAL WESTERN CENTER

## ROLES & RESPONSIBILITY FOR THE TRIANGLE @ NWC



Principal land and facility owner, leading the procurement process to select a development partner



### National Western Center Authority

Non-profit Colorado corporation with 100-year lease for the campus; responsible for bookings, long-term operations and maintenance



100-year lease with NWC Authority; produces the National Western Stock Show, Rodeo All-Star Weekend, and Denver County Fair; books other year-round equestrian and livestock events with the Authority; parcel owner for the Legacy Building



COLORADO STATE UNIVERSITY

Independent parcel owner of the funded CSU educational facilities (Water Resources Center, Animal Health, CSU Center); provides year-round educational programming



### Programming Partners



IMAGINE. DISCOVER. CULTIVATE.

# TRIANGLE @ NATIONAL WESTERN CENTER

## OPPORTUNITY FOR INNOVATION

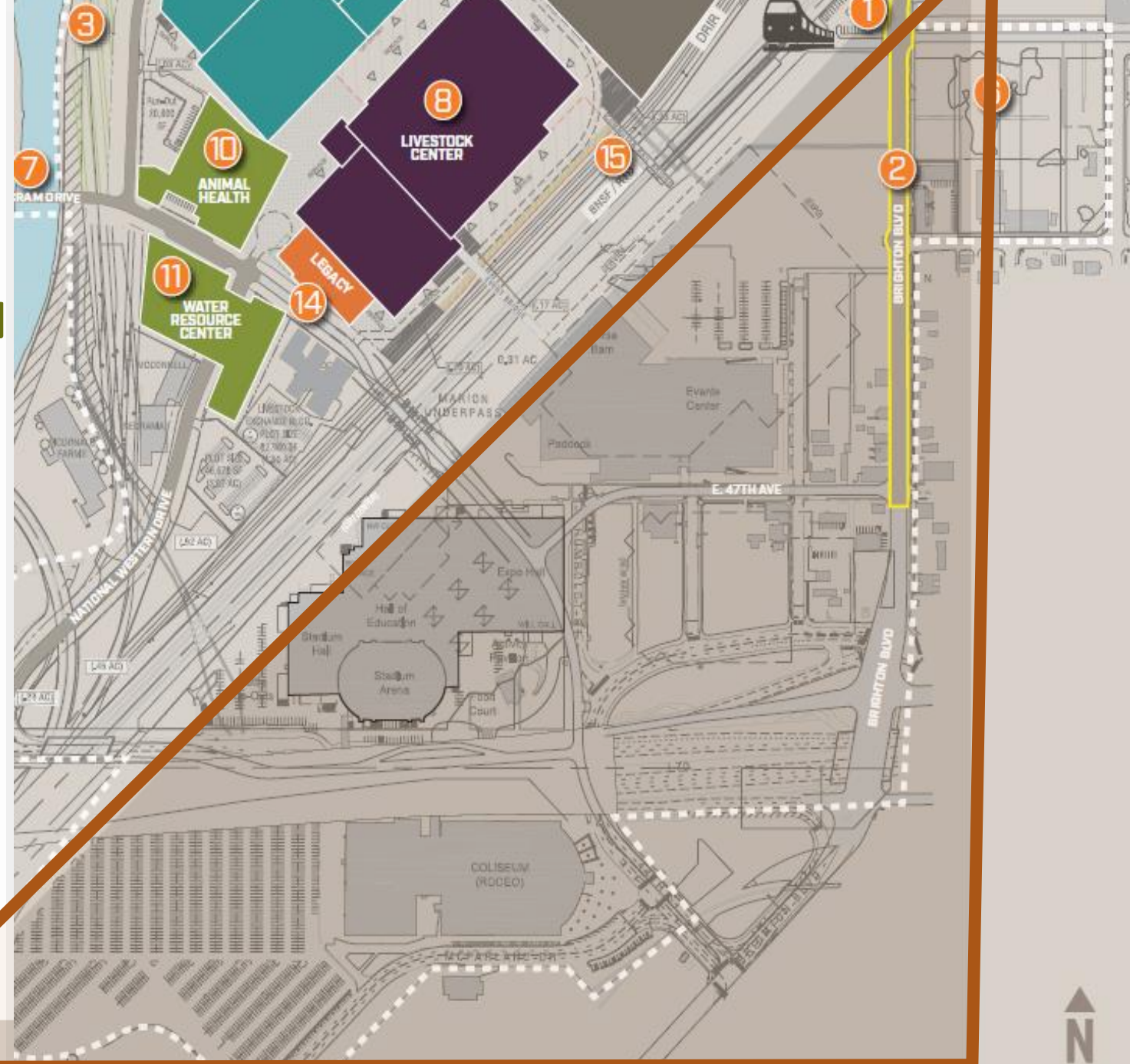
60 total acres with 18 acres reserved for:

### Required Assets:

- New 10,000-seat Arena
- Redeveloped historic 1909 Building
- New Expo Hall
- and supporting structured parking

A parcel reserved for funded CSU Center

- Adjacent to new commuter rail station
- Additional 42 acres available for supporting development (retail, hospitality office, housing), including the decommission and reuse of the Coliseum site



# TRIANGLE @ NATIONAL WESTERN CENTER

## ASSETS TO BE DEVELOPED

Approximately 18 acres for required assets with estimated sizes and costs are shown at right.

Approximately 42 acres for additional optional elements including potential for retail, hospitality, office, and housing.

An additional parcel reserved for fully funded \$50 million CSU Center.

Required Assets Approx. 18 Acres	Approximate Square feet	Spaces	Estimated Cost per	Estimated Construction Totals
New Arena	295,000		\$400 / SF	\$120 million
Expo Hall	460,000		\$270 / SF	\$125 million
1909 Building Restoration	45,000		\$300 / SF	\$15 million
Structured Parking		2000	\$25K / space	\$50 million
Additional Private Sector Opportunities Approx. 42 Acres				
	Estimated Market (SF)	Units / Keys	Estimated Cost per	Estimated Construction Total
Retail	105K-170K		\$125 / SF	\$13 - \$21 million
Hospitality	100K-160K	140-245 keys	\$200K / key	\$28 - \$49 million
Office	300K-550K		\$300 / SF	\$90 - \$165 million
Housing	200K-400K	200-400 units	\$265 / SF	\$53 - \$106 million
<b>Total</b>		<b>1.5 - 2 million</b>		<b>\$495 - \$650 million</b>

