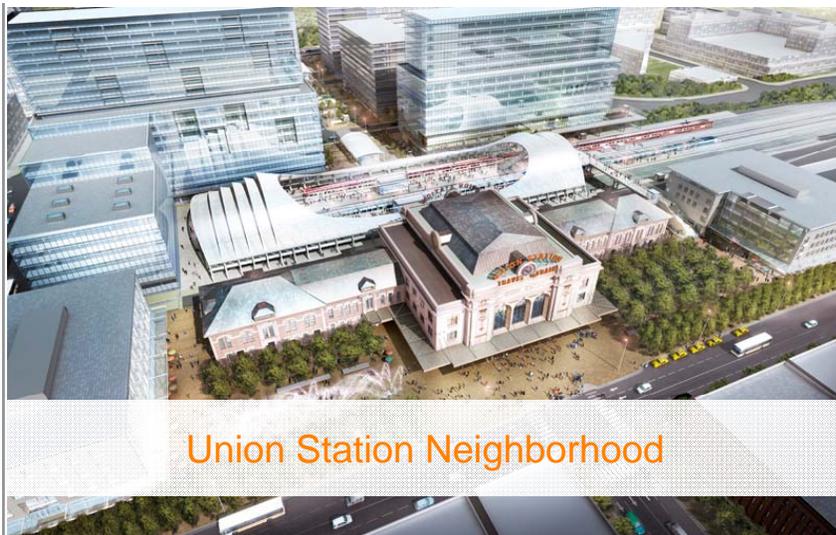




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Union Station Neighborhood



FasTracks



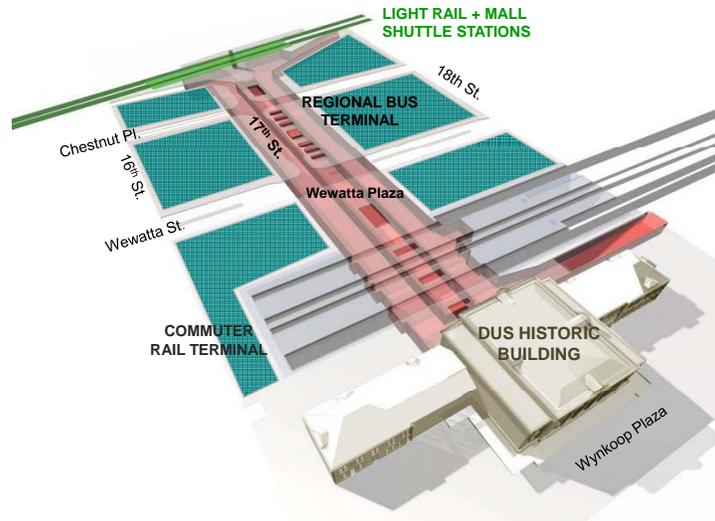
Line	Completion
West Corridor	2013
US 36 Bus Rapid Transit	2015
Gold Line	2016
East Line	2016
Central Line	2016



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Overview



Starwood/East West's sites sit at the middle of Denver's urban core.



Transit Infrastructure



Transit Infrastructure



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Transit Infrastructure



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Overview



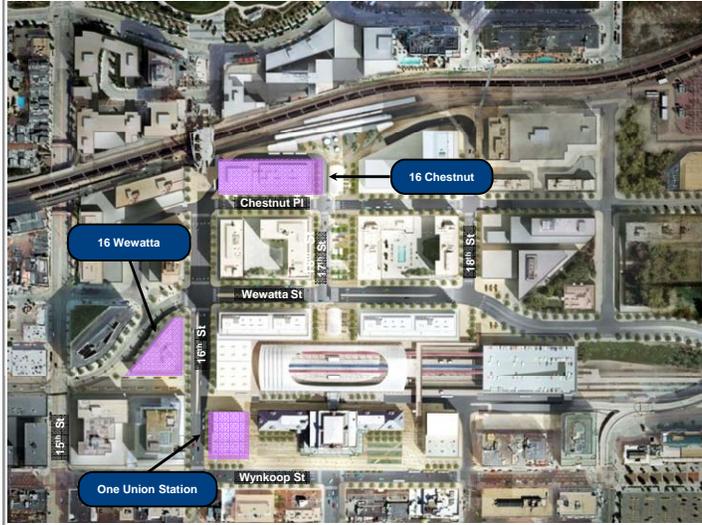
16 Chestnut



16 Wewatta



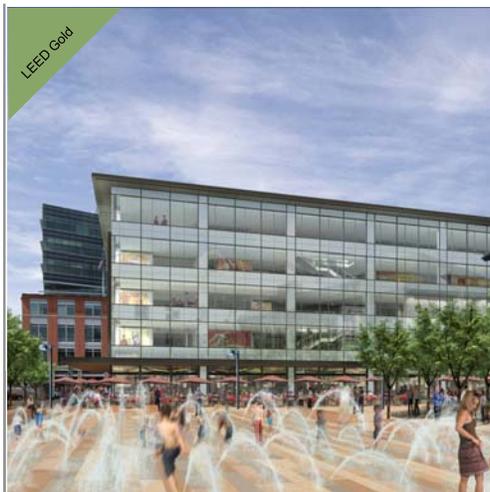
One Union Station



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One Union Station



Union Station's Gateway Building

Designed by Anderson Mason Dale, the architect of the expansion at Denver's International Airport, One Union Station will stand as a unique gateway to the Union Station Neighborhood. Sitting along the 16th Street Mall, 53 steps from the new train to DIA, and adjacent the new public plazas at the historic Union Station, One Union Station is Denver's most unique boutique office building.

Visible from Everywhere

The building will provide small tenants with a unique opportunity to play a significant role in shaping a city.

- Over 150,000 visitors a day will pass by the project on their way to and from work, ballgames, nights on the town and the airport.
- The public plazas are the first significant public spaces to be built in LoDo. As part of the redevelopment of the historic station, those plazas will become the home of farmer's markets, the place to escape on a summer day, and the gathering place for families from throughout Denver.

A Simple Design

- The 4 four floors of office space, with their simple 40- and 45-foot bays, provide efficient and easy to plan spaces.
- The building's unique helical garage ramps provide simple parking for tenants, their employees and their visitors.
- The views from the glass facade are of the historic station, the plazas and the new train shed behind the station

Total leasable square footage	103,624
Lower floorplate	21,631
Parking spaces	104 (1.0/1,000)



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16 Wewatta



Denver's Flatiron Building

Located along Wewatta and the 16th Street Mall, at the edge of the Union Station redevelopment, 16 Wewatta offers tenants views of the Rocky Mountains, the redeveloped Union Station and the city beyond.

At the Center of Denver's Growth

- The building will provide all sorts of connections to its tenants.
- The building provides direct access to the Sixteenth Street Mall and the northbound FasTracks Trains, including those to DIA. The southbound trains are just one block away.
- Directly adjacent the building is a new public park that includes a 250 slip bike station complete with showers and a repair facility.

Designed for Denver's Office Users

- With 40- and 45-foot bays, the building's triangle shape is in ways more efficient than a typical square shape, creating in one floor the chance for a significant number of offices along glass.
- The building's easy access to Denver's main roads means that those who drive in can get there easily.
- 16 Wewatta steps back at various floors, drawing in the city's sun and creating wonderful opportunities for decks and a bit of fresh air.

Total gross square footage	212,380
Upper floorplate	26,300
Parking spaces	193 (93/1,000)



16 Chestnut



Union Station's Signature Building

Conceived by Denver's Klipp Architecture, 16 Chestnut is the Union Station Neighborhood's signature high rise building. At 240 feet, it provides views to and visibility from, the city around it and the mountains beyond.

Connected in Every Way

- The building will provide all sorts of connections to its tenants.
- It sits immediately adjacent the light rail terminal to the Denver Tech Center, Highlands Ranch and the Foothills on the edge of Denver.
- The building is connected to the Central Business District via the 16th Street Mall Shuttle.
- Connected directly to the Millennium Bridge, tenants will walk to and from their homes in Riverfront Park and the Lower Highlands.

Designed for Corporate Users

- 16 Chestnut's location provides incredible opportunities for signage, viewable from throughout Denver.
- The building's unique helical garage ramps provide simple parking for tenants, their employees and their visitors.
- The grand entry, a sky lobby, sets a tone unlike any other in Denver.
- The building's two floorplates provide easy to navigate efficiency, great meeting and boardroom space, an incredible outdoor terrace on 17th Street, and views in every direction.

Total gross square footage	320,000
Lower floorplate	34,500
Upper floorplate	26,550
Parking spaces	374 (1.17/100)



North Wing Building



East West Partners



East West prides itself on its ability to create great design.



East West is an owner and operator of restaurants throughout its developments.

Mark Smith - Partner, East West Partners

With nearly 40 years of real estate experience, Mark has been involved in numerous developments in the Colorado mountains and downtown Denver, including the current redevelopment of Denver Union Station. He has been active in a significant number of nonprofits as a founder and board member.



Harry Frampton - Partner, East West Partners

As managing partner with over 40 years of experience in the real estate industry, Harry's expertise has been a key factor in \$4 billion in real estate sales. A former chairman of the Urban Land Institute, his expertise is diverse and versatile.



Craig Ferraro - Managing Partner, East West Partners

As chief financial officer, Craig collaborates with equity partners and lenders to ensure completion of project financing and reporting requirements. With over 25 years of experience in accounting/finance in a variety of industries, he knows how to achieve prudent reporting decisions for owners of troubled assets.



Chris Frampton - Managing Partner, East West Partners - Denver

Chris's 13-year success record in real estate finance, sales and marketing and project management includes the sale of a \$1.5 billion real estate-owned portfolio, sales and marketing of a \$140 million Denver downtown condominium project and management of the company's Denver operations. Chris is chairman of the board of the Civic Center Conservancy.



Amy Cara - Chief Financial Officer, East West Partners - Denver

As finance partner, Amy oversees extensive financial and land use matters for East West Partners in Denver. She has been a valuable link in the management team for the Riverfront Park and Union Station developments from day one. She is actively involved in Denver's arts community.





Office: 22.7 million square feet
Retail: 13.9 million square feet
Industrial: 4.3 million square feet
Multifamily & Condominiums: 44,300 units
Hotels: 975 hotels
Land: 3,300 acres, 37,000 lots
Debt: 390 discrete investments
Operating companies: 21



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