

Unlocking Denver South's Potential

A GUIDE FOR BUSINESS LEADERS

**DENVER
SOUTH**

DENVER-SOUTH.COM



Executive Summary

Thoughtfully developed and strategically located, the Denver South region is a thriving business ecosystem where innovation, collaboration, and opportunity come together. Designed to help companies overcome challenges and reach their full potential, the Denver South region offers access to top talent, expansive commercial space, efficient transportation, and valuable incentive programs—providing business leaders with the resources they need to succeed.

Consider this guide the best place to start. Packed with useful insights and helpful resources, this guide will empower you to:

- Understand the support Denver South can provide your organization
- Explore the unique advantages of being a part of the Denver South business community
- Leverage regional resources to overcome challenges with unparalleled access to key leaders and jurisdictions
- Discover how Denver South can help you achieve your business goals
- Become an active participant in the growth and success of your Denver South community

Plus, look out for **action items** throughout the guide, helping you to get connected to our key resources and personnel.

No business thrives in isolation. That's why we're committed to showcasing the benefits of being part of our community of like-minded businesses, eager to collaborate and innovate.

Whether you're looking to expand, evolve, or strengthen your market presence, Denver South offers the expertise and connections to support your growth.

A photograph of the Denver skyline with snow-capped mountains in the background under a clear blue sky. In the foreground, there is a modern building with a dark roof and large glass windows reflecting the sky. Below the building, there are some utility structures and a fence.

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Discovering Your Denver South Advantage

In Denver South, business leaders, public officials, residents – everyone with a stake in our community – come together to forge a future that reflects our shared aspirations and values. Here, you'll find a steady yet adaptable, supportive business network where collaboration and shared success are prioritized. Whether you're new to the area or a long-established business, discovering your connection to Denver South unlocks new potential and solidifies your role in an ecosystem designed to empower businesses and enrich the entire community.



Business. Education. Community.

Commonly confused with the geographical area known as “South Denver,” Denver South is a distinct region defined by its interconnected business network, innovation, education, and communal strength. But it's more than just a region; it's an economic development agency and a transportation management association.

Our approach unites economic and transportation development to ensure that they work hand-in-hand. This integration fosters a thriving environment where businesses and communities can grow and succeed. Denver South is also a place where primary and secondary employers and transportation leaders come together to create a dynamic, forward-thinking environment that promotes growth and resilience.

As a diverse and vibrant home to over 15,000 businesses, Denver South boasts a wide range of organizations, including businesses in technology, life sciences, finance, and advanced manufacturing. The region's strategic location, skilled workforce, civic engagement, and proactive investments in infrastructure provide a competitive edge for businesses looking to start, expand, or relocate and thrive.

Defining Denver South



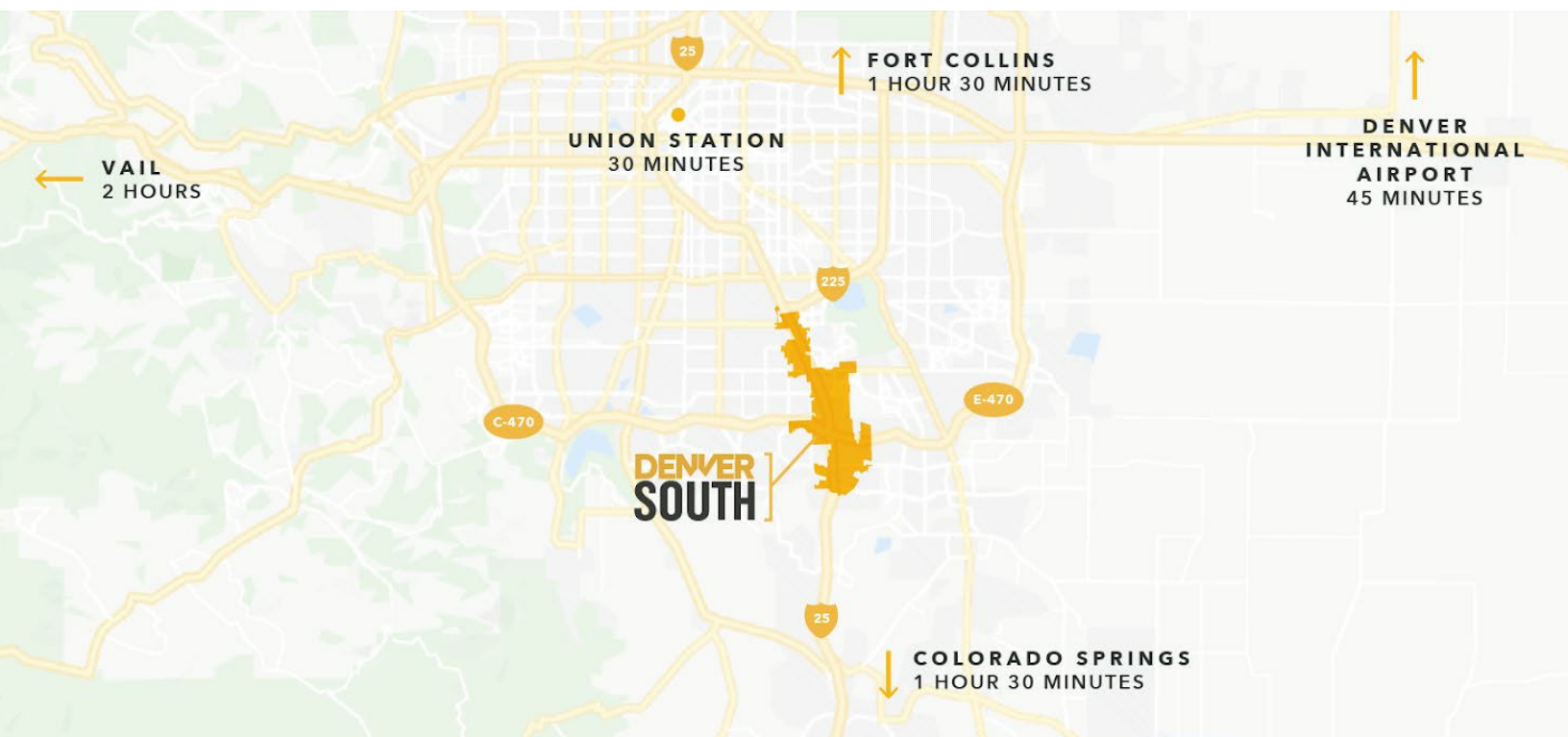
287,000

thriving
residents

15,000

established
businesses

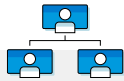
The Denver South region stretches along the I-25 corridor from the southern edge of Denver to just past Lone Tree, including Greenwood Village, Centennial, parts of Highlands Ranch, and Parker. The interconnectedness of these growing communities creates a collaborative environment where businesses can utilize regional strengths to drive growth and development.



[Explore Our Maps](#)

A Hub of Economic Growth

When searching for a place to expand your business, you want to be at the heart of growth, in a region committed to business success. Denver South is transforming industries by fostering cutting-edge technology, strategic partnerships, and a vibrant network. In fact, the Denver South region is responsible for 9% of Colorado's GDP. This transformation spans across multiple industry clusters, including:



**BROADBAND & DIGITAL
COMMUNICATION**



AVIATION & AEROSPACE



ENGINEERING SERVICES



FINANCIAL SERVICES



LIFE SCIENCES

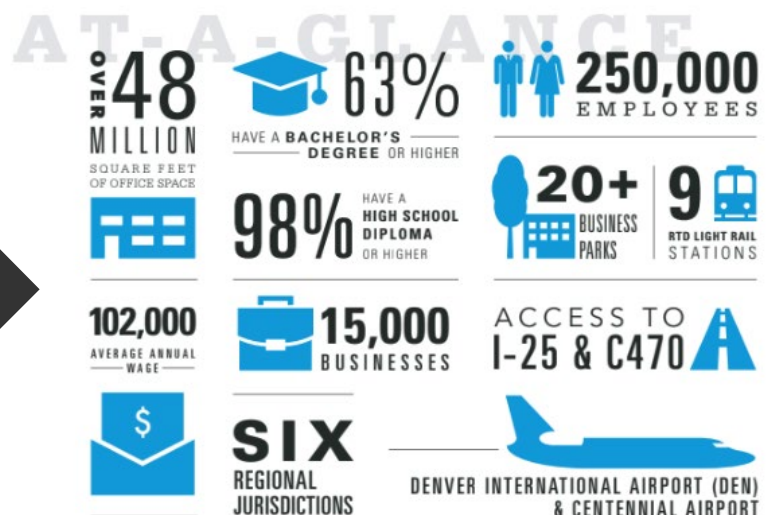


**IT-SOFTWARE &
ELECTRONICS**

These industries are key to Denver South's blend of innovation, collaboration, and a strong business environment that accelerates business growth, offering organizations and businesses in the region with:

- An ecosystem of support
- Unparalleled access to regional, national, & global markets
- Streamlined logistics
- Reduced transportation costs
- Faster delivery of goods and services
- Enhanced connectivity to key markets, suppliers, and customers locally and worldwide

These factors give you a competitive edge – making Denver South a premier location when you're looking to expand, innovate, and succeed in a competitive economy.



▶ Check out the [Data Center](#) for more data and stats!



Opportunities to Thrive in Denver South

At the heart of Denver South is a long-standing commitment to empowering businesses with what they need to grow and thrive. Not only are we uniquely located with thriving industry clusters and a supportive business ecosystem, we're here to provide resources, expertise, and connections to help you overcome common business hurdles in a dynamic and competitive marketplace.



Fuel Your Success

From workforce development programs to overcome recruitment and retention barriers, collaboration and knowledge-sharing opportunities, and business expansion incentives to ease the costs of doing business, we provide you with the tools to turn challenges into chances and achieve sustainable success.

Are you taking advantage of the strengths Denver South has to offer? If not, here's how you can.

Talent Retention & Recruitment



In today's intensely competitive economy, access to a talented workforce can be the key differentiator between achieving rapid growth and facing stagnation. At Denver South, we take pride in not only having the second-most highly educated workforce in the nation but also in cultivating strong talent development programs that support employees throughout their career journeys. This creates an environment where businesses can more easily attract and retain top talent, addressing one of the most significant challenges faced by companies today.

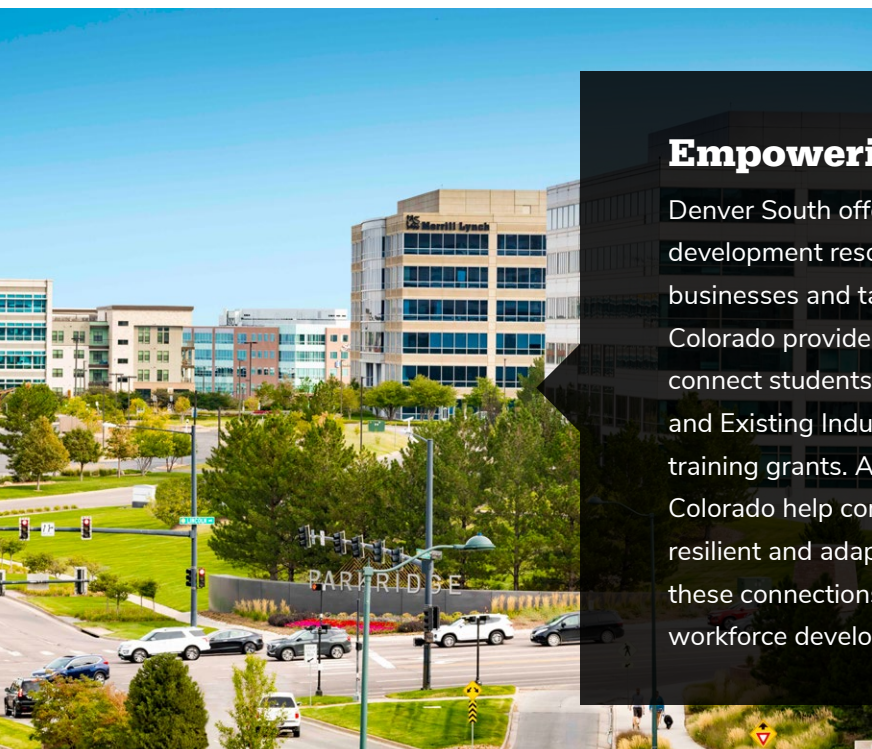
Workforce Demographics

72%

Denver South residents
have an associate degree

25%

Denver South residents
have graduate degrees



Empowering Workforce Connections

Denver South offers a robust network of workforce development resources designed to bridge the gap between businesses and talent pipelines. Programs like CareerWise Colorado provide modern youth apprenticeships that connect students with businesses, while the Colorado First and Existing Industry (CFEI) program offers customized job training grants. Additionally, initiatives such as Skill Advance Colorado help companies upskill employees, ensuring a resilient and adaptable workforce. Businesses can leverage these connections to access talent, training incentives, and workforce development solutions.

► [Discover the Workforce Directory on the Denver South website!](#)

Availability of Educational Systems

Educational institutions such as Arapahoe Community College, the University of Denver, and regional training centers like A/D Works! provide a large pool of qualified talent, equipped with the skills businesses need to grow.

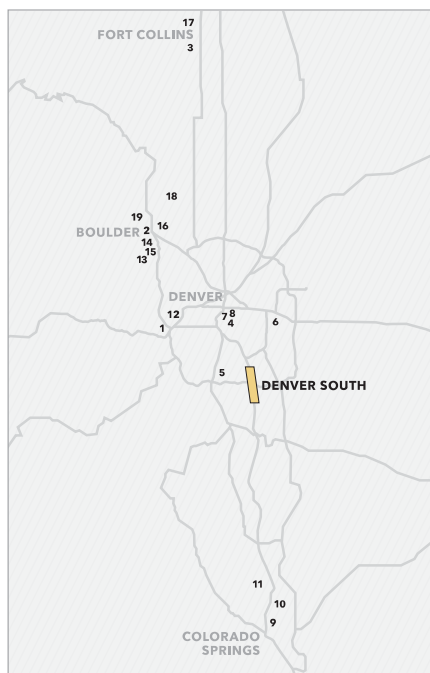


Denver South is supporting the future of homegrown talent in a variety of ways. For K-12 schools, the symbiotic relations of corporations and schools is increasingly supported by cutting-edge workforce middle and high schools like Cherry Creek Innovation Campus, Legacy Campus, Colorado Skies Academy, and EPIC Campus. These schools offer tracks and curriculum informed by input from corporations and industries in the regions, helping students graduate high school with workforce-ready skill sets and certificates.



Workforce Development Initiatives

Through workforce development initiatives, educational partnerships, and targeted resources, the Denver South region actively invests in cultivating a strong talent pipeline. By aligning skills training with industry needs, businesses in the region gain access to a workforce equipped for long-term success.



HIGHER ED

1. Colorado School of Mines
2. University of CO Boulder
3. Colorado State University
4. University of CO Denver
5. Arapahoe Community College - Littleton
6. Community College of Aurora
7. Metro State University
8. Community College of Denver
9. Colorado College
10. University of Colorado Colorado Springs
11. U.S. Air Force Academy

RESEARCH INSTITUTIONS

12. National Renewable Energy Laboratory
13. National Center for Atmospheric Research
14. National Oceanic and Atmospheric Administration (NOAA) Earth System Research Laboratory
15. National Institutes of Standards and Technology
16. National Solar Observatory
17. Centers for Disease Control and Prevention (CDC) Division of Vector Borne Diseases
18. Rocky Mountain Institute
19. Southwest Research Institute

Collaboration & Community

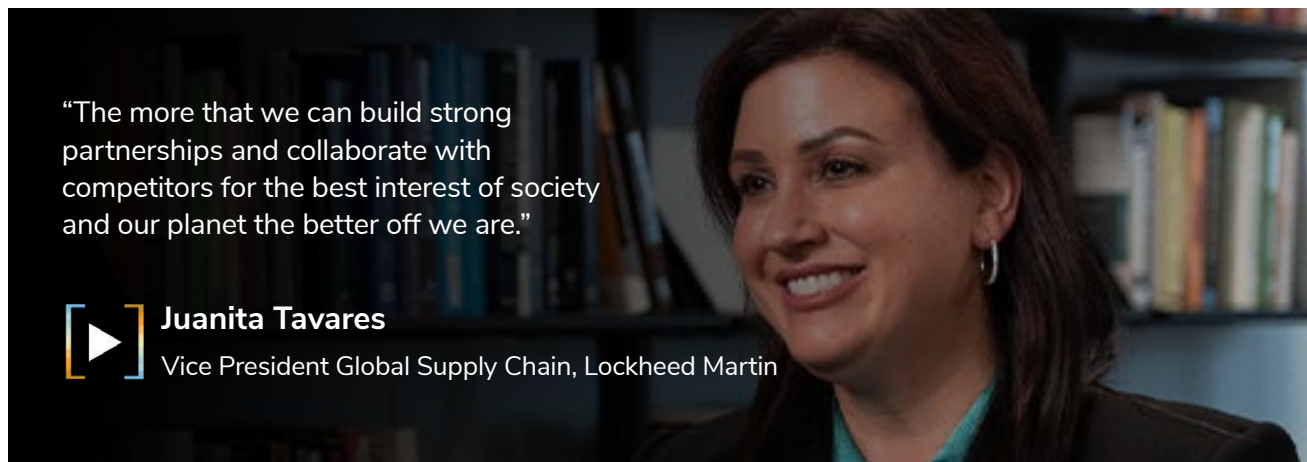


"This is just a great place for an aerospace company. There's a whole ecosystem here of technology and other aerospace companies and together we enjoy the area and we work together as an extended family."



Tory Bruno

President & CEO, United Launch Alliance



"The more that we can build strong partnerships and collaborate with competitors for the best interest of society and our planet the better off we are."



Juanita Tavares

Vice President Global Supply Chain, Lockheed Martin

▶ [Watch Tory and Juanita's My Denver South videos to see how they benefit from their Denver South location](#)

Building relationships, providing mutual support, exchanging knowledge, and accessing shared resources are critical for long-term business growth. Denver South offers businesses access to a strong community to help you:

- **Collaborate and exchange ideas**
- **Create meaningful connections and innovative partnerships**
- **Share resources**
- **Take on shared initiatives to benefit businesses and the community at large**

Whether contributing to workforce development, supporting local causes, or teaming up with other organizations to tackle regional challenges, joining the Denver South community means you have countless opportunities to make a lasting impact on your business while building strong and rewarding partnerships in the region.

▶ [View upcoming Events on the Denver South website](#)

Transportation Solutions

To aid in relieving congestion in the south I-25 corridor, Denver South offers organizations a variety of free services to help ease your employee's commute and increase workforce retention rates.

Just a sample of the Denver South resources customized to your needs include:



EcoPass Plans as Unique as You Are: Offered to businesses of any size, this program provides access to unlimited rides on all bus and light-rail services for your employees at a greatly reduced rate. Let Denver South help navigate pricing and implementation strategies to make getting started easy!



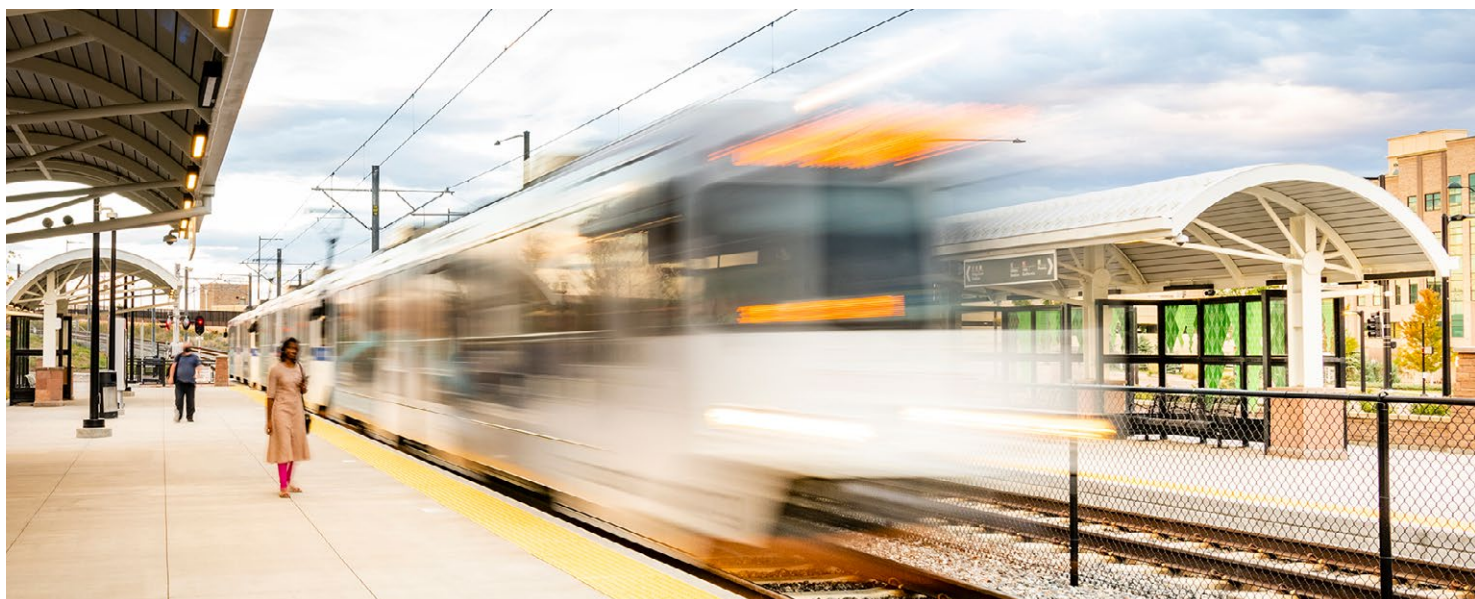
Custom Analysis and Planning Based on Your Company: Our free work-site analysis and reporting can help you determine what commuting options your employees find valuable and how best to utilize them. We take the guesswork out of the equation.



Employee Engagement To Enhance Your Transportation Benefits: We will help make your plans successful by bringing the tools to your employees, including hosting an on-site information table or lunch and learn and providing transportation benefit materials. Denver South will help with all the details, getting your team comfortable and raring to go.



Tax Credit Support to Maximize Your Investments: Denver South can assist in applying the Alternative Transportation Options Tax Credit to programs you are already doing or planning on doing, like EcoPass! That's up to 50% of your investment back in your hands!



➤ **Contact Natalie Storey, Outreach Specialist, to learn more about EcoPass and other commuting solutions**

Transportation Solutions

Denver South is a key partner in developing the region's transportation infrastructure is designed to support and enhance the business landscape, ensuring efficient movement and connectivity.



Roadway Infrastructure: Simplified local commuting with enhancements in traffic flow and congestion mitigation strategies that bolster access to major highways for easier commutes.



Public Transportation: Our public transit system promotes regional mobility, offering bus and light rail routes with convenient schedules. This network connects the region internally and extends public mobility to neighboring areas. Also available is Link on Demand, a free on-demand shuttle service, available in portions of Denver South.



Micromobility: Through bike share and scooter rental options, commuters have a convenient, inexpensive way to navigate the first and last miles of any commute.



➤ [Contact Natalie Storey, Outreach Specialist, to learn more about EcoPass and other commuting solutions](#)

Business Growth & Expansion



As one of Colorado's fastest-growing regions, Denver South provides the potential for business expansion fueled by robust infrastructure, a skilled workforce, a commitment to innovation, and attractive tax incentives for businesses. Plus, gain customized solutions for your unique business challenges with personal connections to local leaders.

Incentive Programs

New and expanding businesses in Denver South may be eligible for both statewide and local business incentive programs, which include the following:

Colorado State Business Incentives:

- **Job Growth Incentive Tax Credit:** A performance-based job creation incentive program that provides state income tax credit to new and expanding businesses undertaking job creation projects.
- **Strategic Fund Incentive:** A performance-based program designed to encourage recruitment, retention, and economic growth by supporting businesses that have created and maintained permanent net new jobs for one year.
- **Skill Advance Colorado and Advanced Industries Accelerator Programs:** This program provides grants to new and existing companies by reimbursing costs associated with job training.



✉ [Contact Becky Nelson, Director of Partner Engagement, to discuss if you can benefit from incentives community connections](#)

Business Growth & Expansion



Local Business Incentives

- **Commuter Planning Services:** Denver South provides commuter assistance to both employers and employees by analyzing multi-modal travel options for each individual worksite inclusive of all styles of travel including train, car, bike, or carpool at no cost. See page 9 for additional info.
- **Alternative Transportation Options Tax Credit:** This provides a 50% tax credit to organizations that provide alternative transportation options to their workforce. The credit encourages commuters to get out of their cars and increase the use of alternative transportation, reduce traffic congestion, and improve our state's air quality.
- **Business Personal Property Tax Rebate:** The program allows for rebates of up to 100% of the County's portion of business personal property taxes for new and expanding businesses. Rebates are considered on a case-by-case basis and require approval by the Board of County Commissioners (Arapahoe or Douglas).
- **Local Tax Abatements:** Local jurisdictions may consider waiving or rebating local sales/use taxes for construction materials, personal property, and manufacturing equipment.
- **Waiver of Permit Fees:** Local jurisdictions may consider waiving all or part of various permit fees.
- **Workforce and Customized Employment Services:** Available to employers and job seekers through the Arapahoe/Douglas Works! Workforce Center and include:
 - Timely and accurate labor market information
 - Customized staffing services (recruitment, screening, assessments)
 - Hiring events



➤ **Contact Becky Nelson, Director of Partner Engagement, to discuss if you can benefit from incentives or community connections**

Commercial Space & Future Development

Denver South leads the pack in realizing new ways of working and developing new workspaces for businesses of all sizes. With modern facilities, flexible workspaces, and strategically located developments, you gain access to all that the region has to offer.

48 Million

square feet of existing commercial space

Over 20

business parks


100K+

blocks of business space available

20+ Million

available square feet of industrial/flex space

Developments are planned to align with the changing needs of employers and the workforce, and aim to provide pedestrian connections to amenities, restaurants, retail, recreation, mixed-density housing, and transit.



New to town? Visit our website to learn more about Denver South's quality of life and how you can utilize all the region offers.

▶ [Discover the Quality of Life in Denver South](#)



Denver South: Your Partner in Growth

You need a partner in growth – and we're here for you. You want your business to thrive, and so do we. That's why we're committed to fostering a thriving business community by supporting local businesses and driving regional economic growth. We're here to serve as a strategic partner, offering the tools, connections, and resources necessary to help you succeed.

We combine deep expertise with a proactive approach to help businesses overcome barriers, take advantage of market opportunities, and adapt to a rapidly evolving economic landscape. Are you ready to grow together?

Denver South provides a wide range of services to support businesses in the region

As your committed partner in growth, here's how we can help:

Site Selection & Location Assistance:

- Site Selection Evaluation
- Business Climate Analysis
- Local Permitting Referrals

Business Development & Support:

- Financial, Legal, Accounting, and Start-Up Referrals
- Tax and Regulation Information
- Incentives and Training Grant Resources
- Customized Commute Solutions
- Workforce Development and Recruitment
- Resource Referrals
- Provide Letters of Support
- Demographic and Industry Data and Trend Analysis
- Custom Data Pulls

Foster Community Connections with Local Partners, such as:

- Local and International Chambers of Commerce
- City and County Elected Officials
- State and Local Government Offices
- Industry Trade Associations
- Workforce Partners
- Legal, Tax, Banking, and Visa Service Providers
- Coworking, Office, and Industrial Real Estate Providers

Transportation & Infrastructure:

- Implement Multimodal Mobility for First/Last Mile Solutions
- Plan, Develop, and Partner on Custom Transportation Projects
- Policy Advocacy

Regional Branding:

- Create Assets Showcasing Region Designed to Attract Top Talent
- Develop and Promote Regional Brand to International and Domestic Audiences



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Let's Get You Connected

Now that you've become acquainted with Denver South, we would love to understand your business needs. If you're ready to join the power of partnership and let Denver South be your resource, give us a call today!

Contact our Director of Business Engagement to learn more about how you can leverage all that Denver South has to offer all at no cost.

Action Items & Helpful Resources:

- Explore our [maps](#)
- Check out the [Data Center](#) for more data and stats!
- Discover the [Workforce Directory](#) on the Denver South website!
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