

# BELLEVUE STATION



## LONG TERM CORPORATE HEADQUARTERS SUBLEASE

**Premises:** Entire 9th Floor

**Square Footage:** 36,150 RSF  
(up to 72,300 RSF on adjacent floor)

**Furniture:** Included

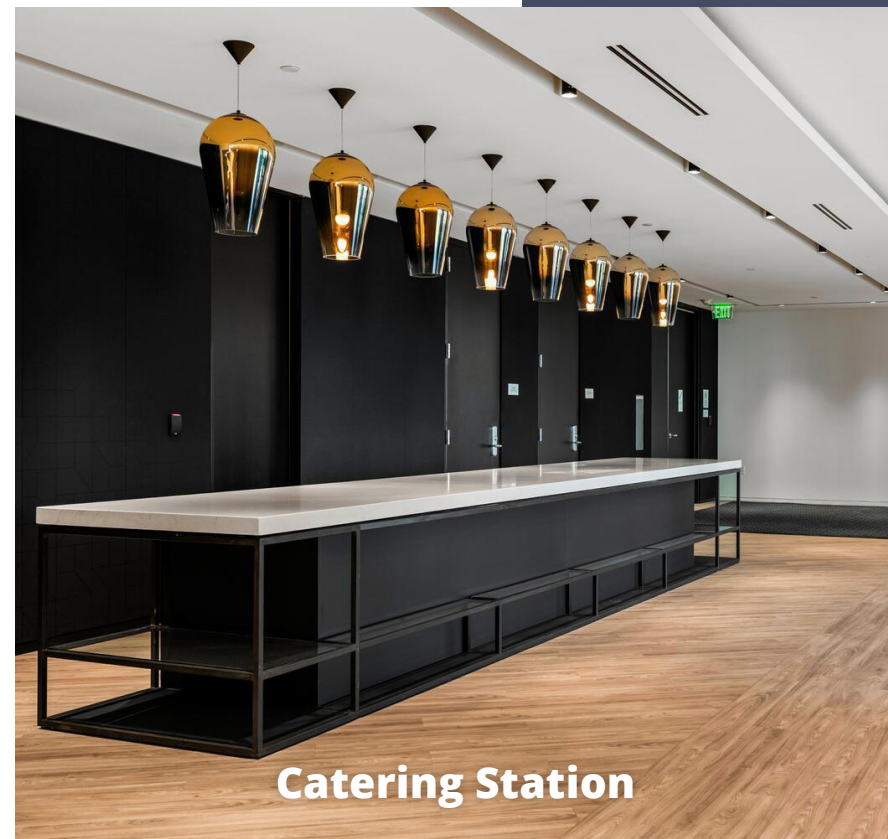
**Lease Expiration:** 12/31/2032

**Lease Rate:** Negotiable

HIGH QUALITY, **FULLY FURNISHED**  
CORPORATE HEADQUARTERS SPACE



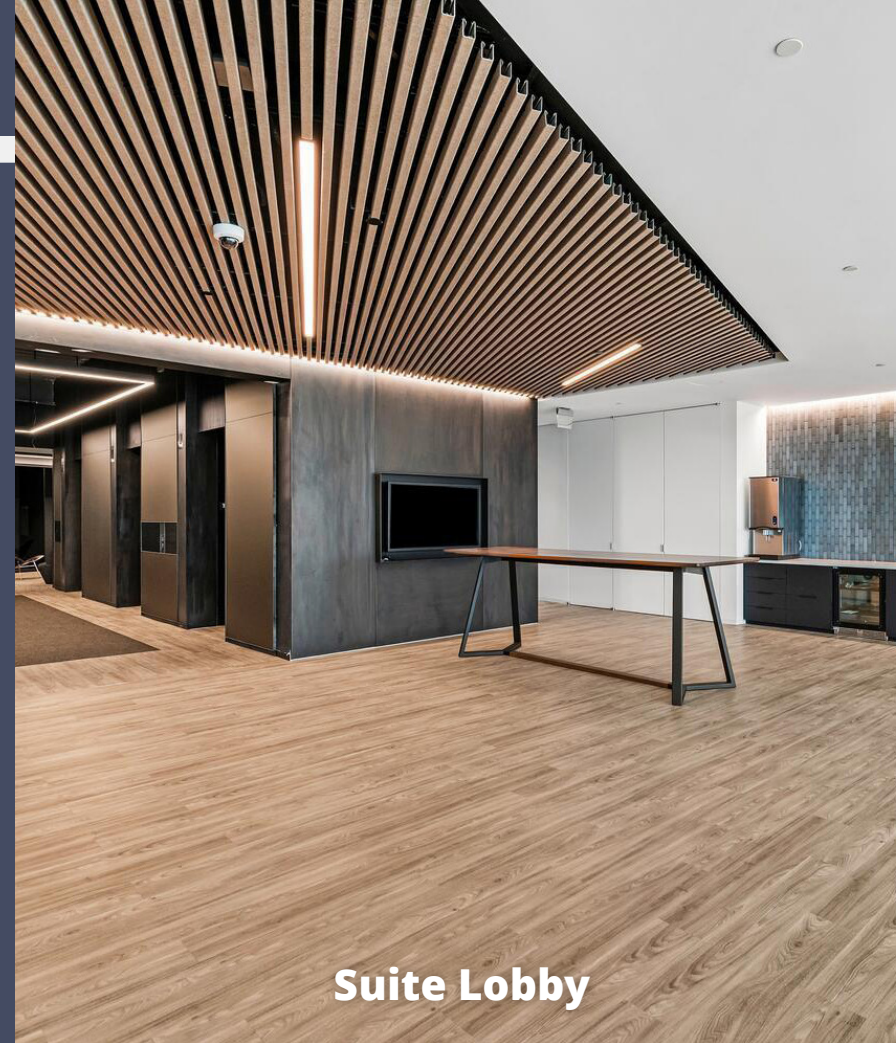




Catering Station



Typical Executive Office



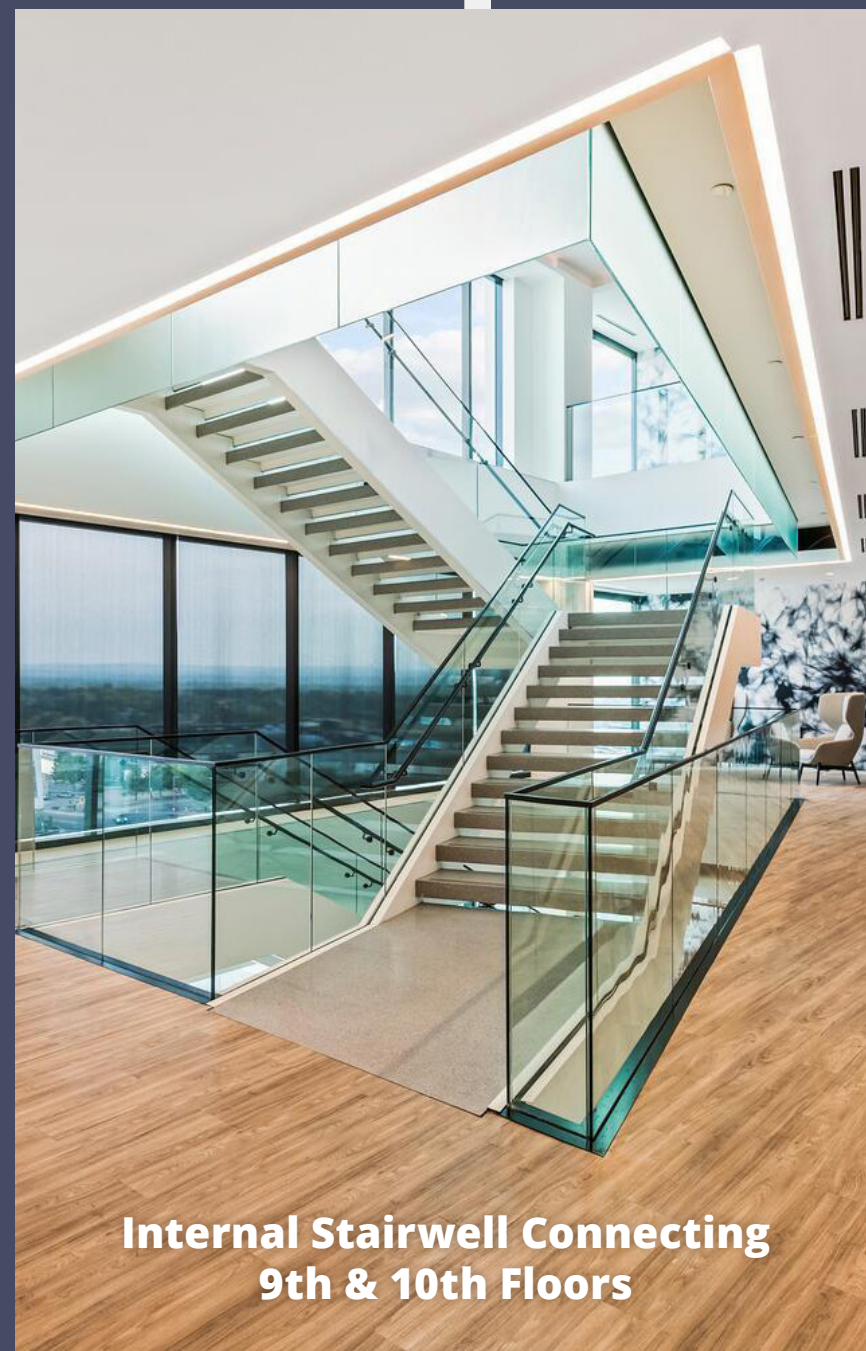
Suite Lobby



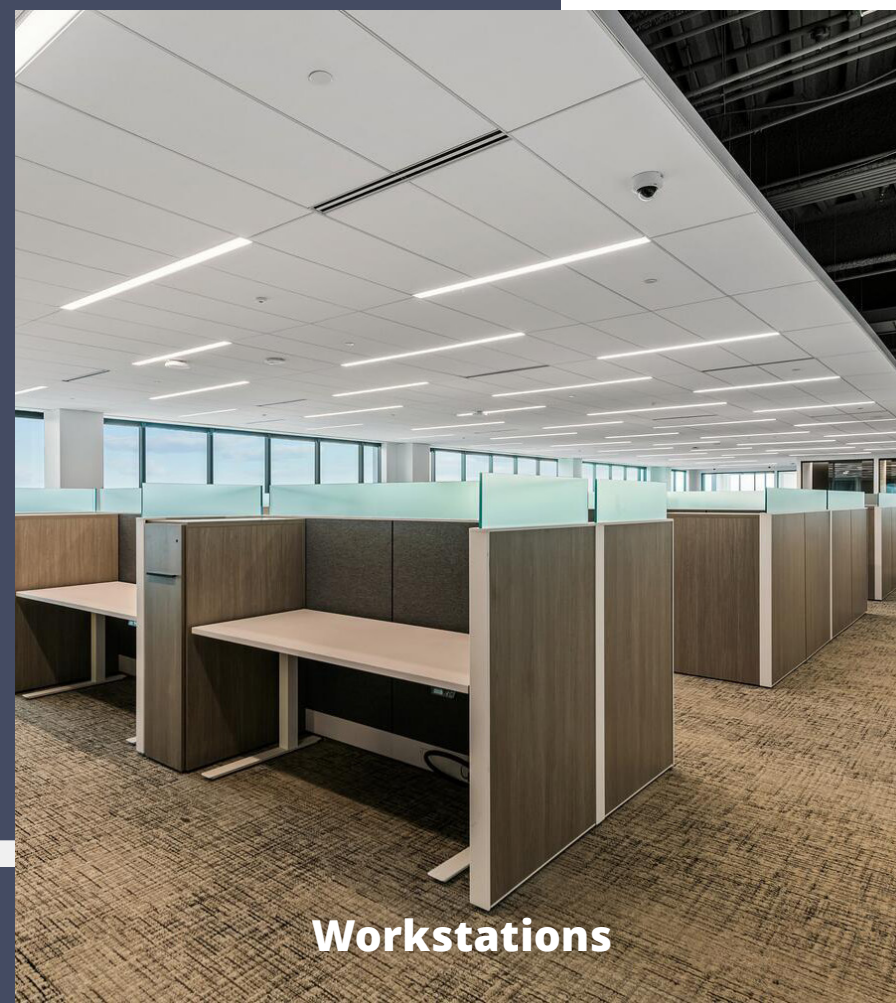
Perimeter Offices



Board Room



Internal Stairwell Connecting  
9th & 10th Floors

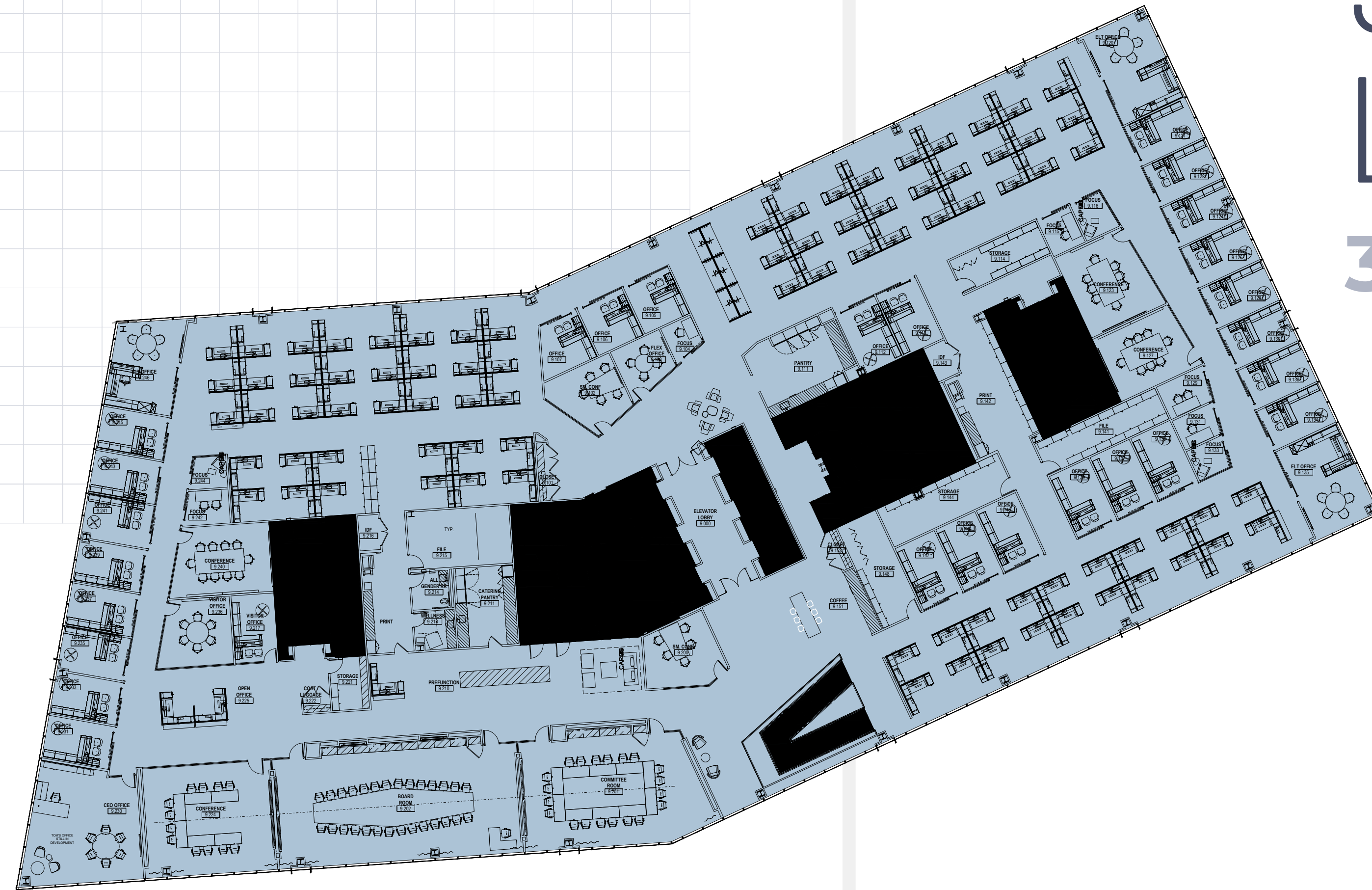


Workstations

# 9TH FLOOR INTERNAL SPACE CONDITION

Experience modern luxury in this fully furnished, 9th floor sublease offering breathtaking mountain and city views in one of South Denver's newest buildings. Completed in 2020, this prestigious office space boasts unparalleled access to major highways, the Denver Tech Center, and the Bellevue Station Light Rail stop. Enjoy a plethora of nearby amenities, including top-tier restaurants, fitness facilities, and numerous other retail offerings. This turnkey opportunity presents the perfect blend of contemporary design, strategic location, and convenience for businesses seeking to elevate their workspace.





# 9TH FLOOR LAYOUT

## 36,150 RSF

- 85 Workstations
- 32 Private Office/Huddles
- Board Room, Conference Room, and Huddle Room Options







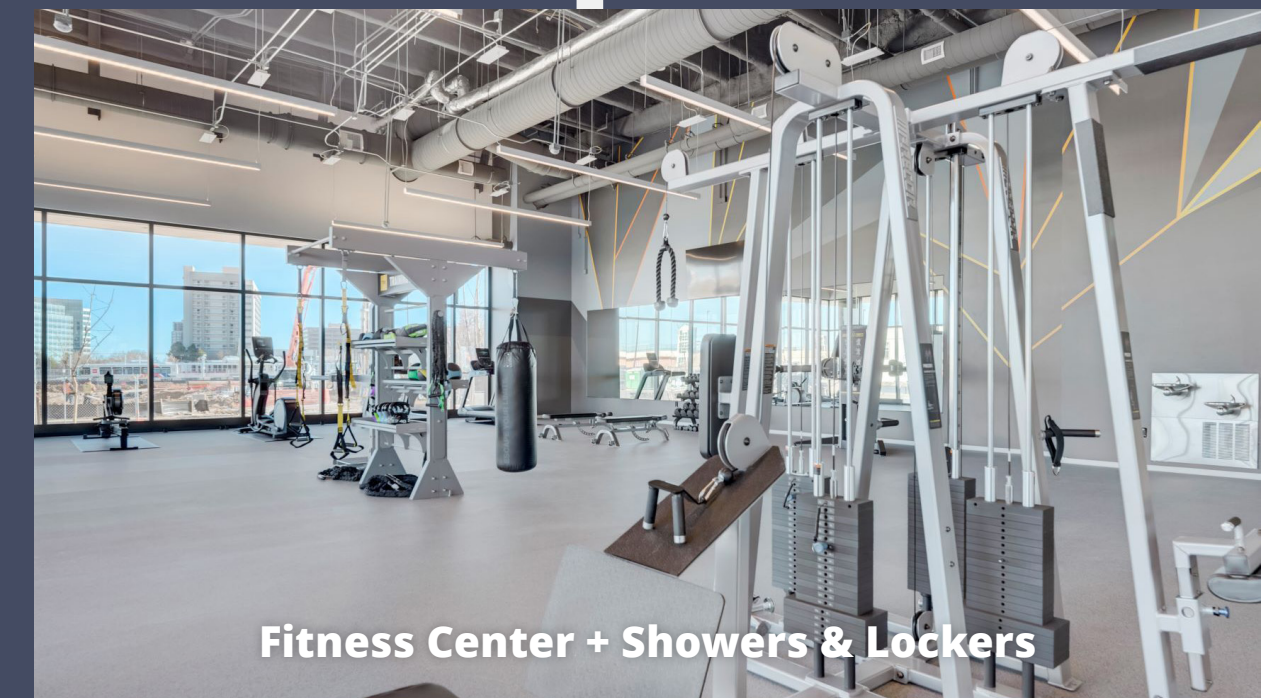
Welcoming Lobby

# BUILDING AMENITIES

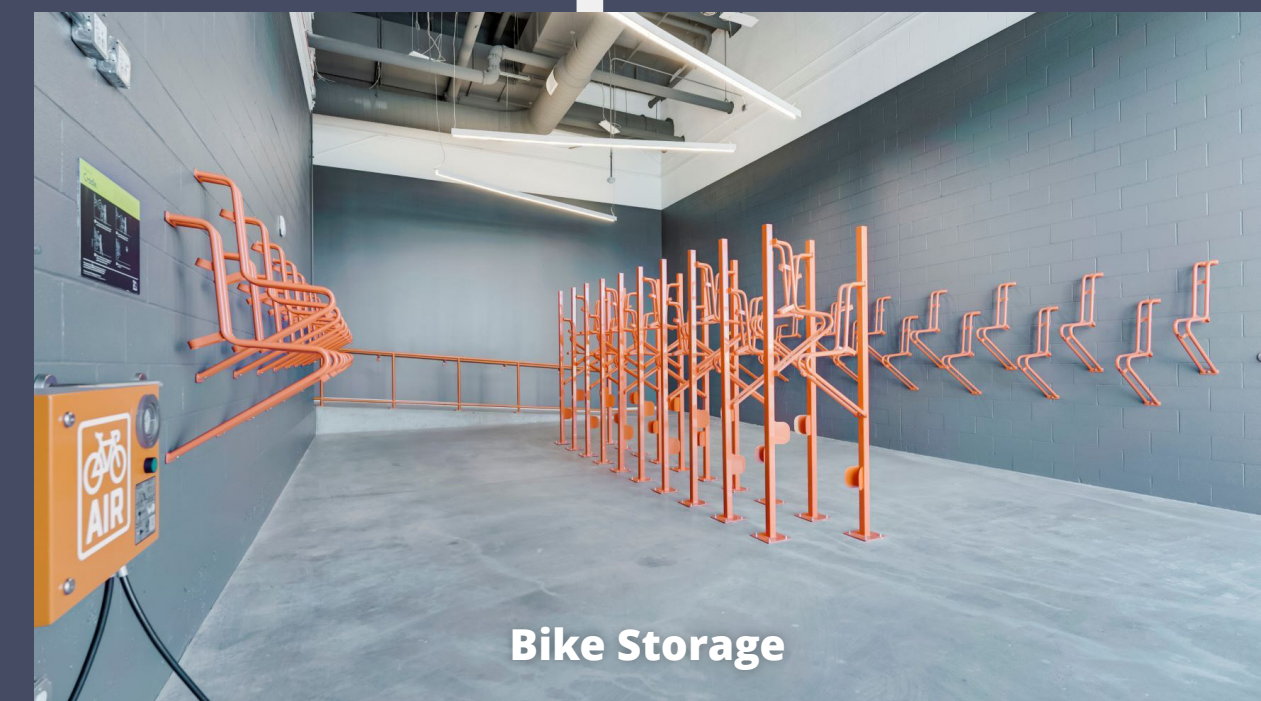
- 3.50/1,000 SF
- Structured Parking
- LEED Gold Certified



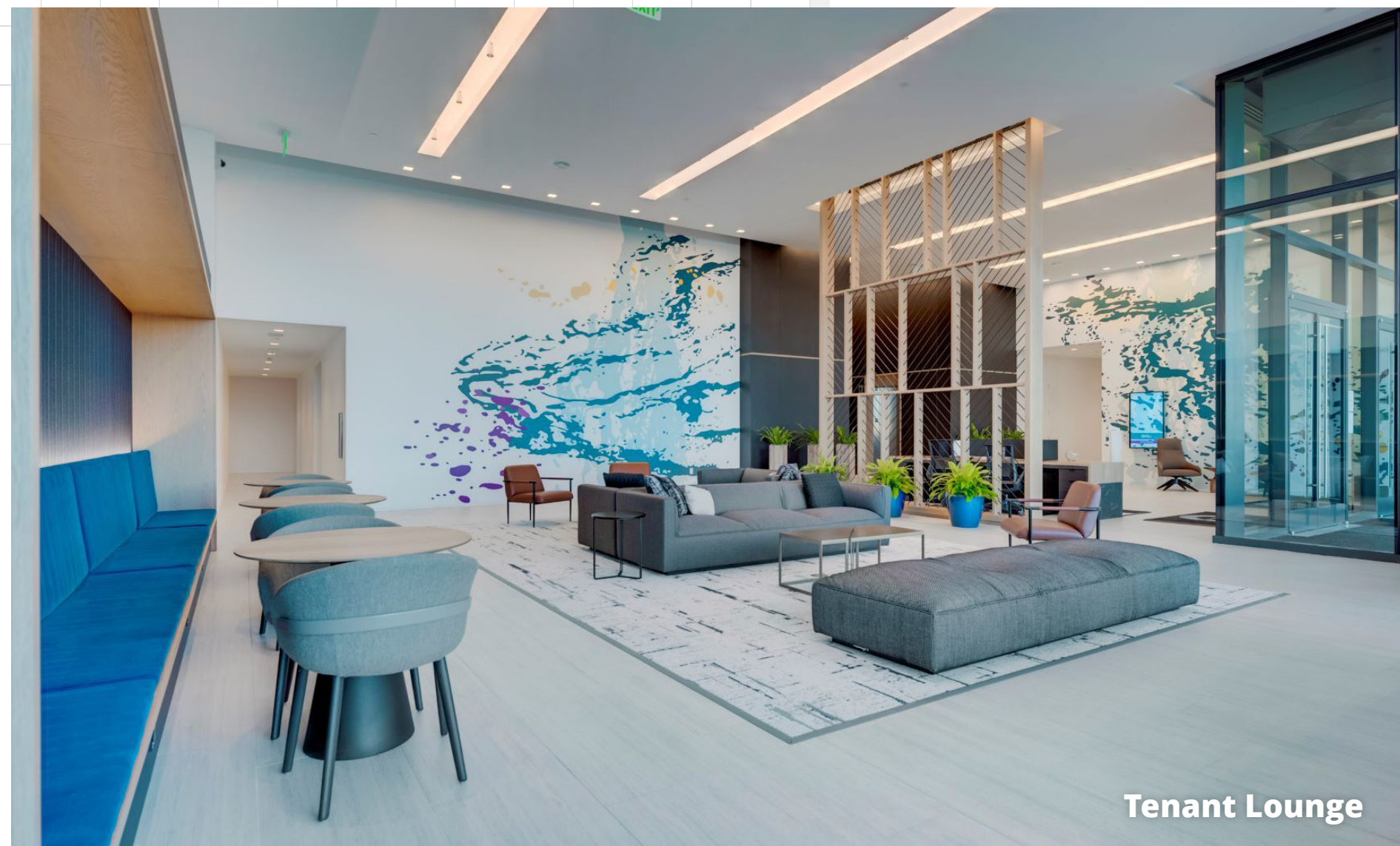
Common Conference Room



Fitness Center + Showers & Lockers

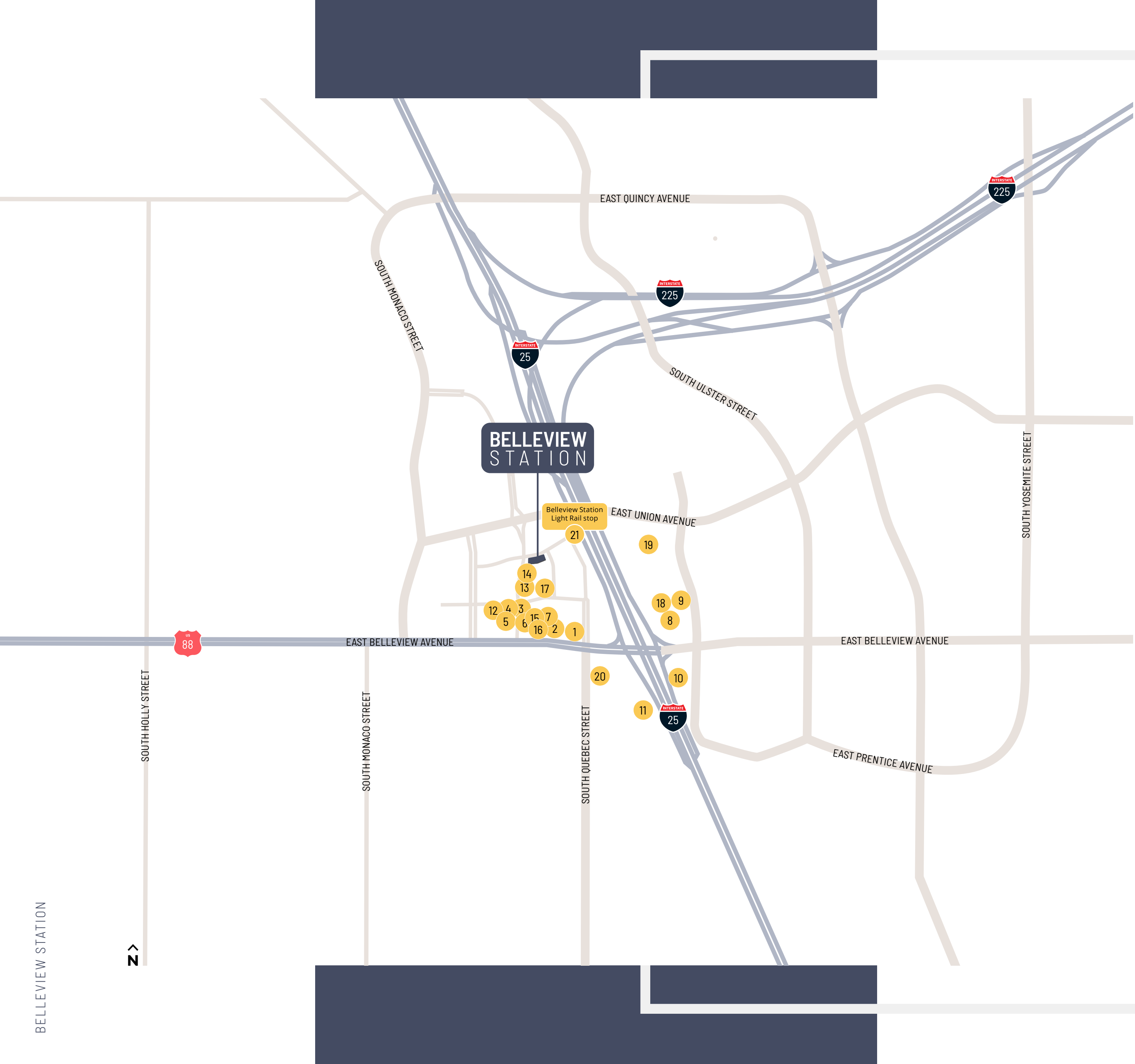


Bike Storage



Tenant Lounge





# SITE MAP

1. Ruth's Chris Steak House
2. Urban Egg
3. Tap & Burger Bellevue Station
4. Le French
5. Los Chingones
6. Peckish
7. Corvus Coffee
8. Shanahan's Steakhouse
9. Snooze
10. Eddie V's Prime Seafood
11. Pappadeaux Seafood Kitchen
12. Orangetheory Fitness
13. YogaSix DTC
14. Purluxe Beauty Bar DTC
15. Barre3
16. A Line Boutique
17. Kimpton Claret Hotel
18. Fairfield Inn & Suites
19. Denver Marriott Tech Center
20. Extended Stay America
21. Bellevue Station Light Rail stop



# BELLEVUE STATION

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