





Office: 480,133 SF

◦ Tower 1: 336,425 RSF

◦ Tower 2: 143,708 RSF

17 **31,800 RSF**
stories floor plates

Breathtaking Mountain Views

Elevated by 6 floors of parking

Best In Class Amenities

◦ Schnitzer West
Signature
Great Room

◦ Library

◦ Fitness Center

◦ Concierge

◦ Conference Facility
(100 person)

◦ Coffee Bar and
On-Site Dining

◦ Abundant outdoor terrace spaces

◦ 3:1000 podium parking garage

◦ LEED Certified

FENTRESS
ARCHITECTS

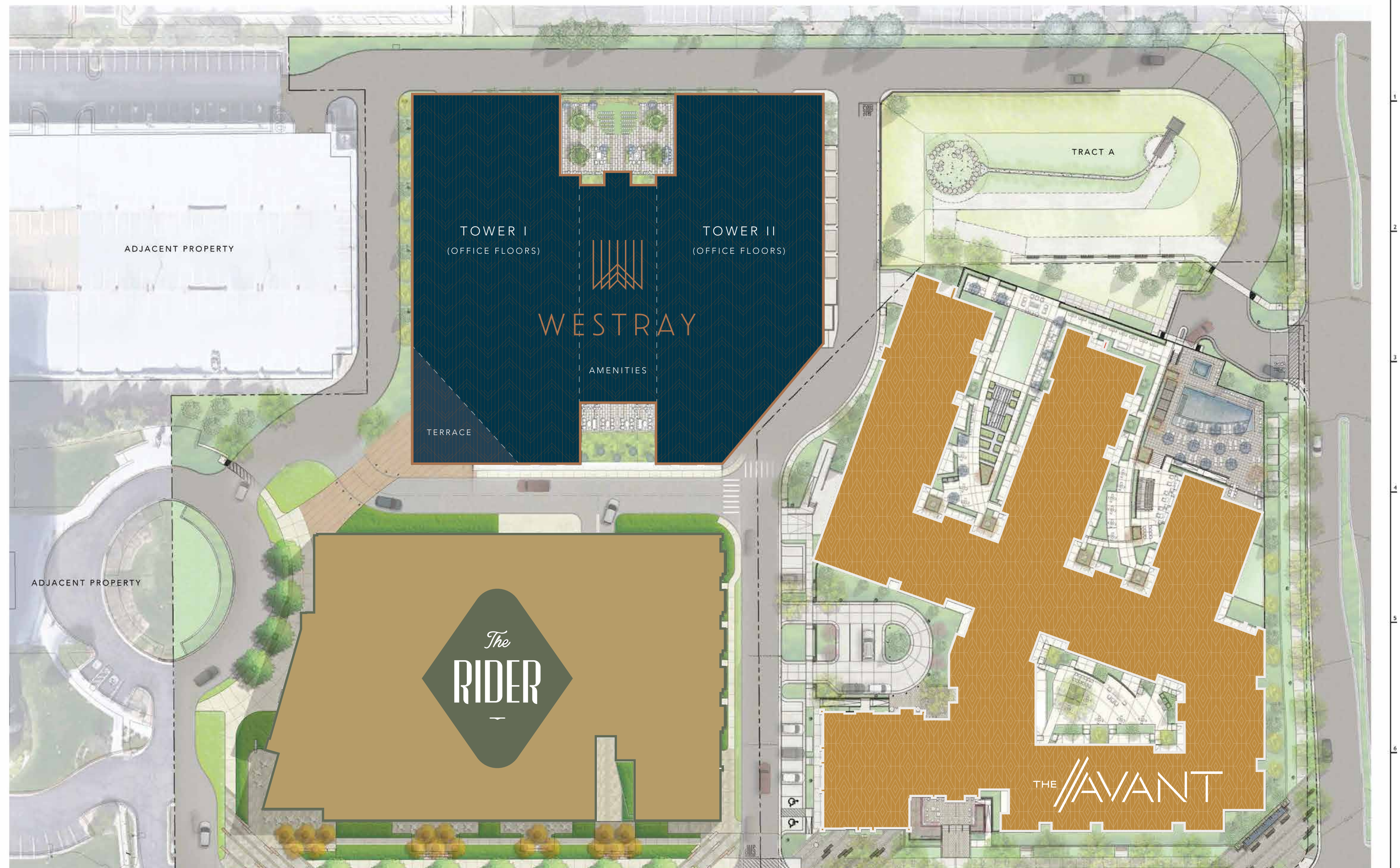




The Rider

6 stories **368** units

Seperate amenity set
16,000 SF of curated retail
24/7 vibrancy
Destination resturant



ADJACENT PROPERTY

TOWER I
(OFFICE FLOORS)

TOWER II
(OFFICE FLOORS)

WESTRAY

AMENITIES

TERRACE

TRACT A

ADJACENT PROPERTY

The
RIDER

THE AVANT



WESTRAY

I-25

LIGHT RAIL

DOWNTOWN DENVER

Drive

18min.

DOWNTOWN
DENVER

30min.

DENVER
INTERNATIONAL
AIRPORT

BOULDER

WINTER PARK

BRECKENRIDGE

VALE

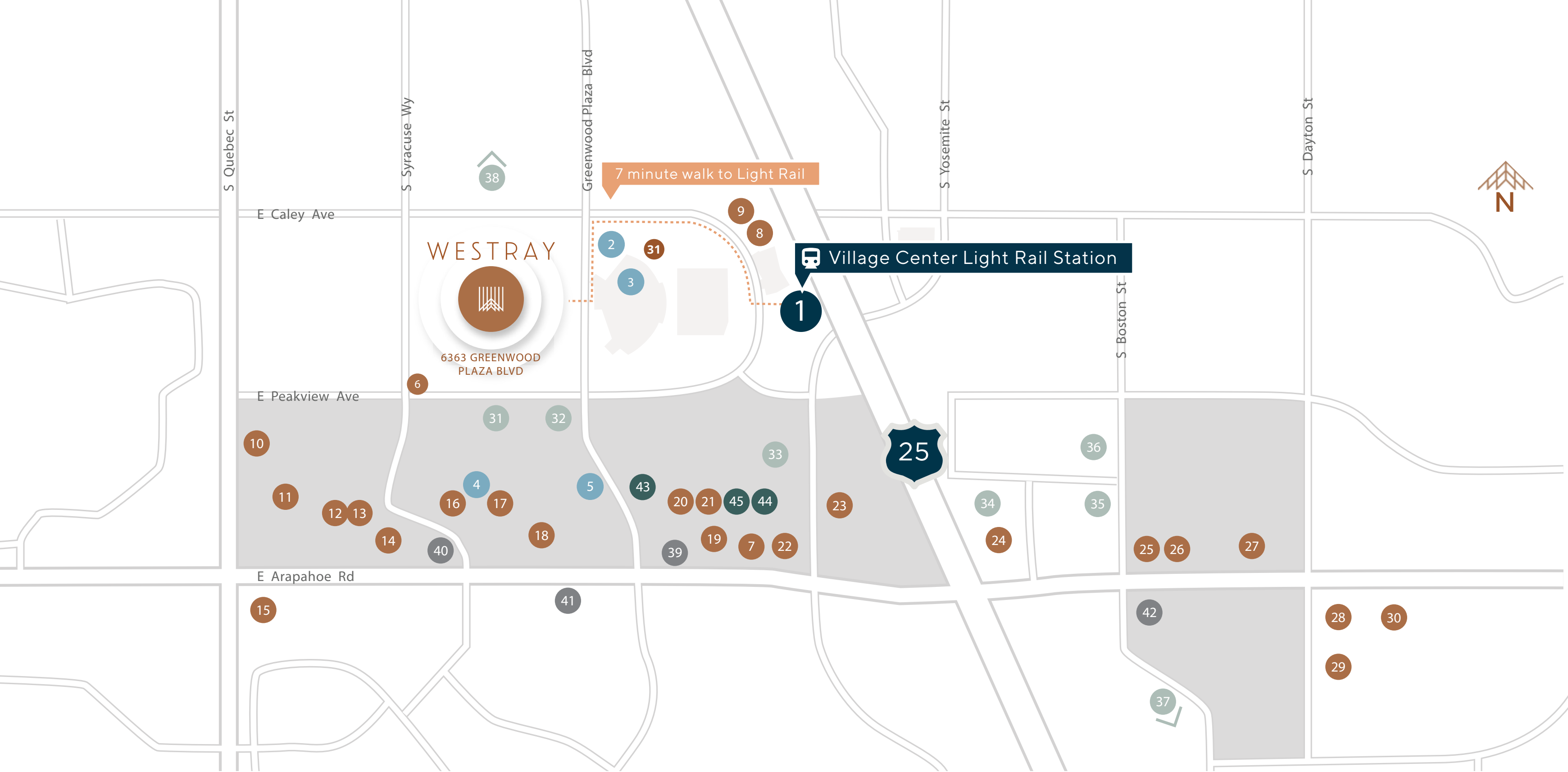
EASY ACCESS



I-25



LIGHTRAIL



LIGHT RAIL STATION

- 1 Village Center Light Rail Station

ATTRACTIONS

- 2 Marjorie Park
- 3 Fiddler's Green Amphitheatre
- 4 Pindustry
- 5 Regal Cinebarre

FOOD & BEVERAGE

- 6 I.C. Brewhouse
- 7 Cava
- 8 Starbucks
- 9 Urban Market
- 10 El Karajo

- 11 Colonna's Pizza
- 12 Mini Moo's Tea Shop
- 13 Yuan Palace Mongolian BBQ
- 14 Kodiak Brewing Bar & Grill
- 15 Mad Greens
- 16 Carreras Tacos
- 17 Sukiya Ramen
- 18 Shake Shack
- 19 Torchy's Tacos
- 20 Five Guys
- 21 Crumbl Cookies
- 22 Red Robin
- 23 Einstein Bro's Bagels
- 24 Brother's BBQ
- 25 Starbucks

- 26 Chick-fil-A
- 27 Sushi Katsu
- 28 Schlotzky's
- 29 Pho Lee
- 30 Peak View Brewing Company
- 31 Vibe Coffee & Bar

HOTELS

- 31 Springhill Suites by Marriott
- 32 Wingate by Wyndam
- 33 Residence Inn by Marriott
- 34 La Quinta by Wyndham
- 35 Best Western Plus
- 36 Courtyard by Marriott

- 37 Hyatt House
- 38 Double Tree by Hilton

BANKING

- 39 Chase Bank
- 40 First National Bank
- 41 PNC Bank
- 42 Wells Fargo Bank

STORES

- 43 Office Depot
- 44 Sprouts Farmers Market
- 45 UPS Store

100+

RESTAURANTS

60+

HAPPY HOUR
SPOTS

50+

HOTELS



Fiddler's Green Ampitheatre



Marjorie Park

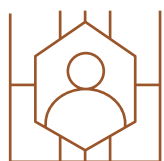


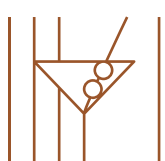
Pindustry

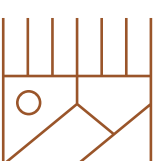


An environment
designed to *inspire*.

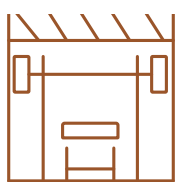
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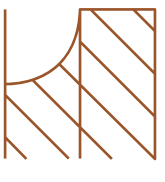
GREAT ROOM
- 

CONFERENCE ROOM
- 

CENTER BAR
FOR ON-SITE COFFEE
& COCKTAILS
- 

SKY LOBBY
- 

CONCIERGE SERVICES
- 

FITNESS CENTER
- 

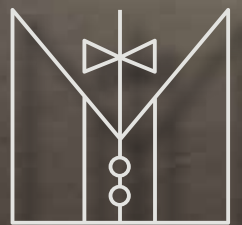
LARGE OUTDOOR TERRACES
- 

LIBRARY

7TH FLOOR AMENITY PLAN



- Legend
-  Amenity / Shared Spaces
-  Tenant Space
-  Outdoor Terrace

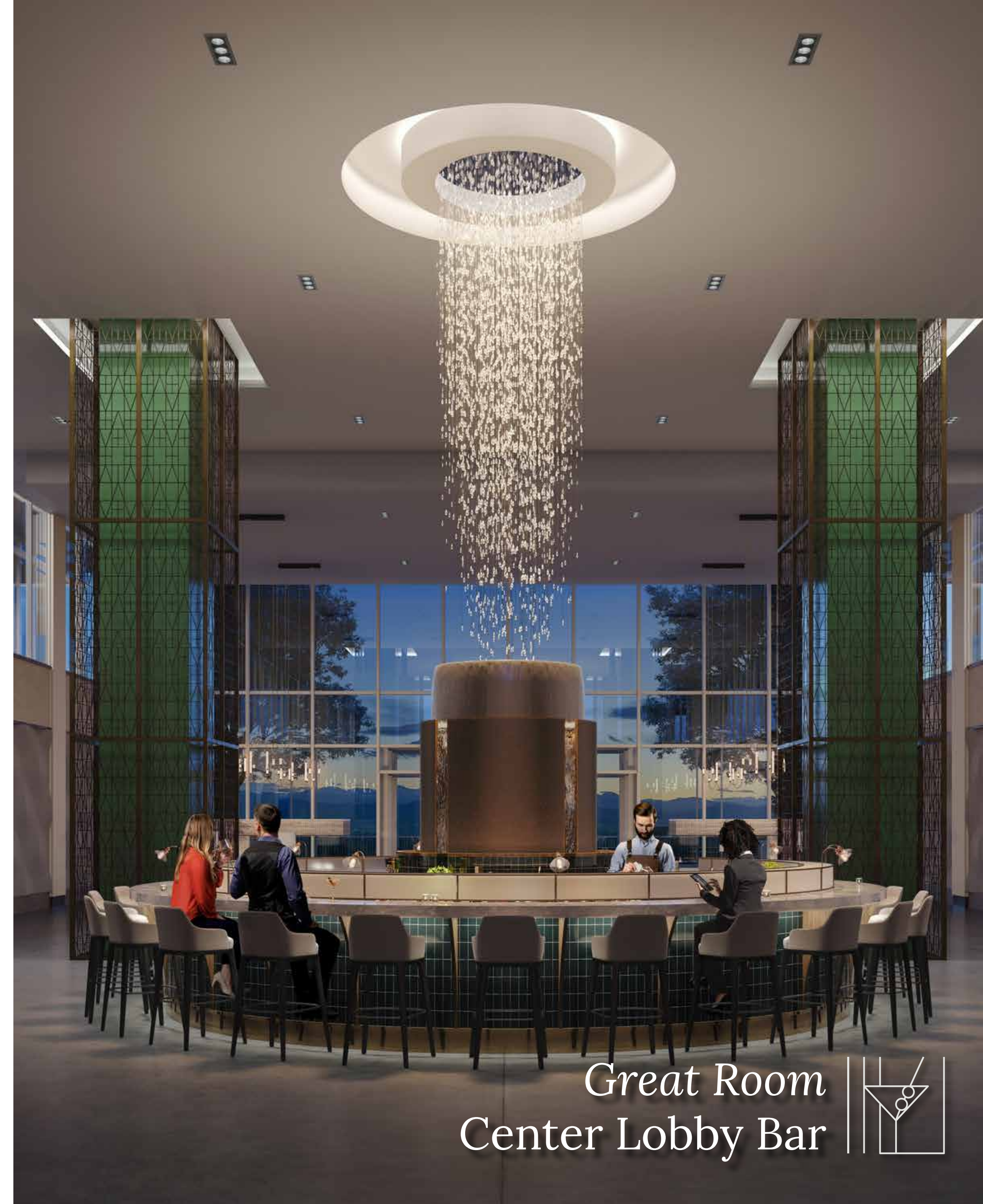




Great Room



Great Room
Center Bar & Booths



Great Room
Center Lobby Bar



 7th Floor
Patio



7th Floor
West Terrace 



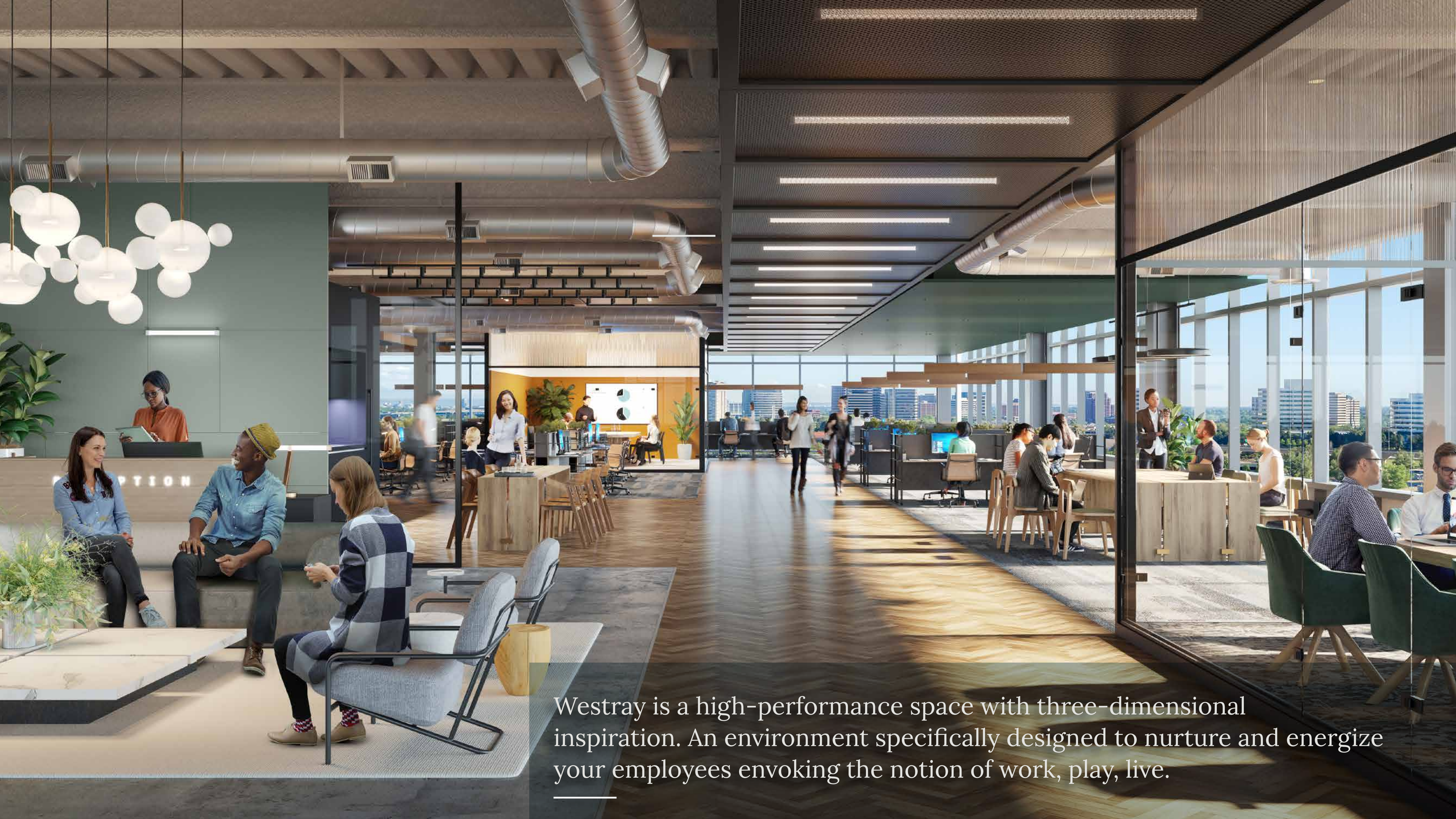
Collaborative & Intimate
Library Meeting Spaces



*Innovative & State-of-the-art
Conference Space*



Unobstructed Mountain Views
17th Floor Office

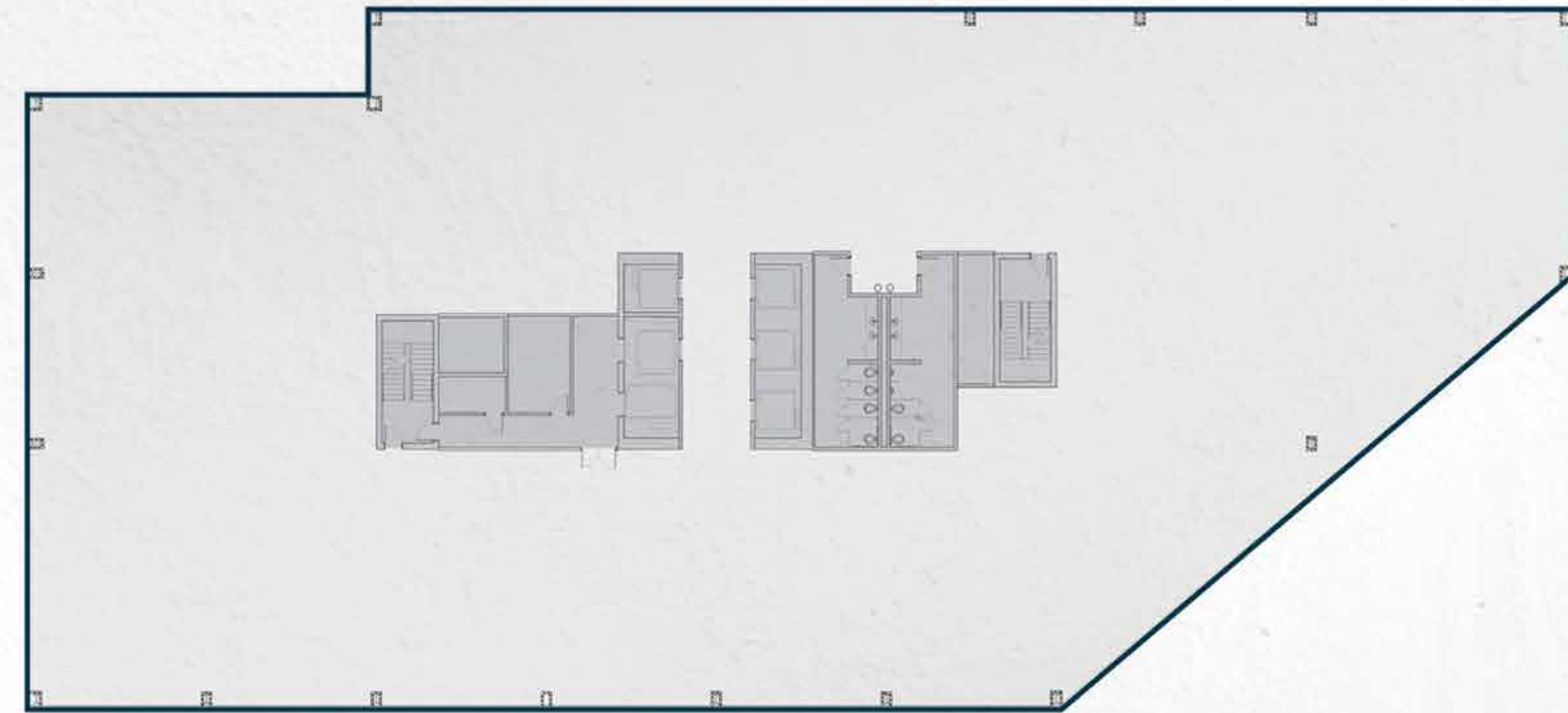


Westray is a high-performance space with three-dimensional inspiration. An environment specifically designed to nurture and energize your employees evoking the notion of work, play, live.



WORKSPACES

31,772 - 31,880 RSF



Legend

- Service
- Circulation

9TH - 17TH FLOORS



Legend

- Open Offices - 173
- Private Offices - 14
- Meet
- Gather
- Reception
- Service
- Circulation

9TH - 17TH FLOORS

Hybrid Office Layout



Legend

- Open Offices - 136
- Private Offices - 19
- Meet
- Gather
- Reception
- Service
- Circulation

9TH - 17TH FLOORS

Open Office Layout



Legend

- Open Offices - 80
- Private Offices - 50
- Meet
- Gather
- Reception
- Service
- Circulation

9TH - 17TH FLOORS

Heavy Office Layout



WESTRAY

*Reimagining
the possible*





Our mission is to develop innovative environments
that inspire and fuel tenant success.

Traditional real estate companies focus on buildings. Schnitzer West focuses on tenants. Since its inception in 1997, Schnitzer West has developed 12.5 million square feet across a wide variety of property types, becoming one of the West Coast's leading real estate developers and managers, recognized for forward-looking, tenant-focused properties that deliver unmatched efficiency, functionality and quality. And with a handful of select properties,

[MORE AT SCHNITZERWEST.COM](https://www.schnitzerwest.com)

Schnitzer West – Representative Projects



Civica Cherry Creek
110,000 SF / Class A Office
Denver, CO (Cherry Creek)
Completed 2018
Sold 2021 (record pricing)



The Current
238,000 SF / Class A Office
Denver, CO (RiNo)
Completed 2023



Madison Centre
750,000 SF / Class A Office
Seattle, WA (CBD)
Completed 2017
Sold 2022



Urban Union
291,000 SF / Class A Office
Seattle, WA (SLU)
Completed 2016;
Sold 2017 (record pricing)



Amazon.com HQ
Phase 1B / Interurban Exchange II
115,000 SF / Class A Office
Seattle, WA (SLU)
Completed 2010; Sold



Amazon.com HQ
Phase 1A / Interurban Exchange IV & V
326,000 SF / Class A Office
Seattle, WA (SLU)
Completed 2010; Sold



Centre 425
360,000 SF / Class A Office
Bellevue, WA (CBD)
Completed 2017;
Sold 2017 (record pricing)



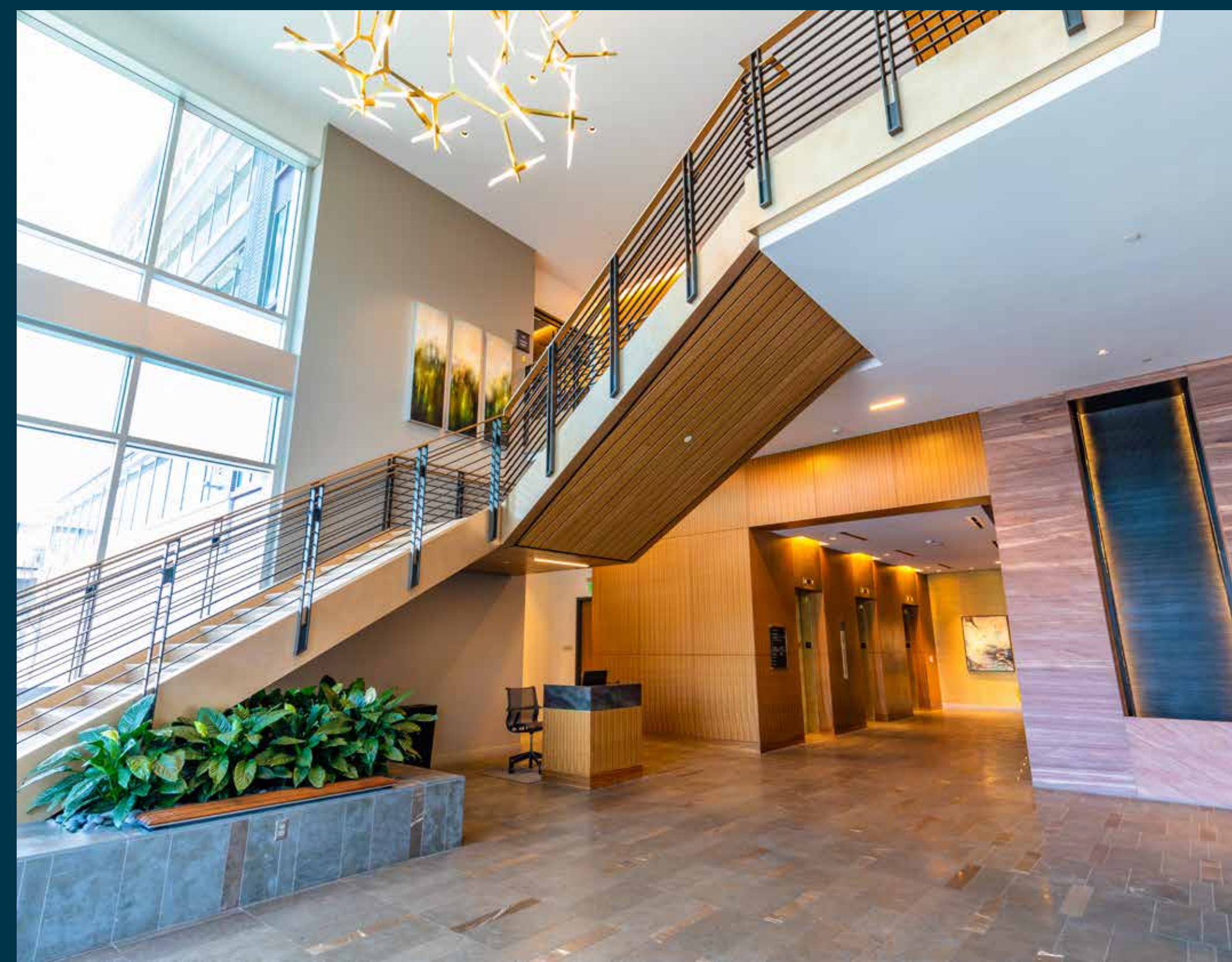
818 Stewart
232,126 SF / Class A Office
Seattle, WA (CBD)
Completed 2008; Sold



1918 Eighth
668,333 SF / Class A Office
Seattle, WA (CBD)
Completed 2009; Sold



The Bravern Office Commons
749,694 SF / Class A Office
Bellevue, WA (CBD)
Completed 2009; Sold







Now Leasing.

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