



D E N V E R

CORPORATE CENTER II+III

7800 & 7900 E Union Ave Denver, CO 80237



JLL



Cress Capital

DTC'S PREMIER OFFICE ADDRESSES

DENVER CORPORATE CENTER II & III SET THE STANDARD FOR SUBURBAN OFFICE EXCELLENCE.

These two 11-story towers — totaling over 380,000 SF — have been thoughtfully reimagined to meet the demands of today's most discerning tenants. With generous floor plates, hospitality-inspired common areas, and a curated suite of on-site amenities, DCC II & III offer everything your team needs to perform, connect, and thrive.



Building Highlights:



192,838 SF (DCC II)
187,685 SF (DCC III)



11 Stories
~17,000 SF Typical
Floor Plates



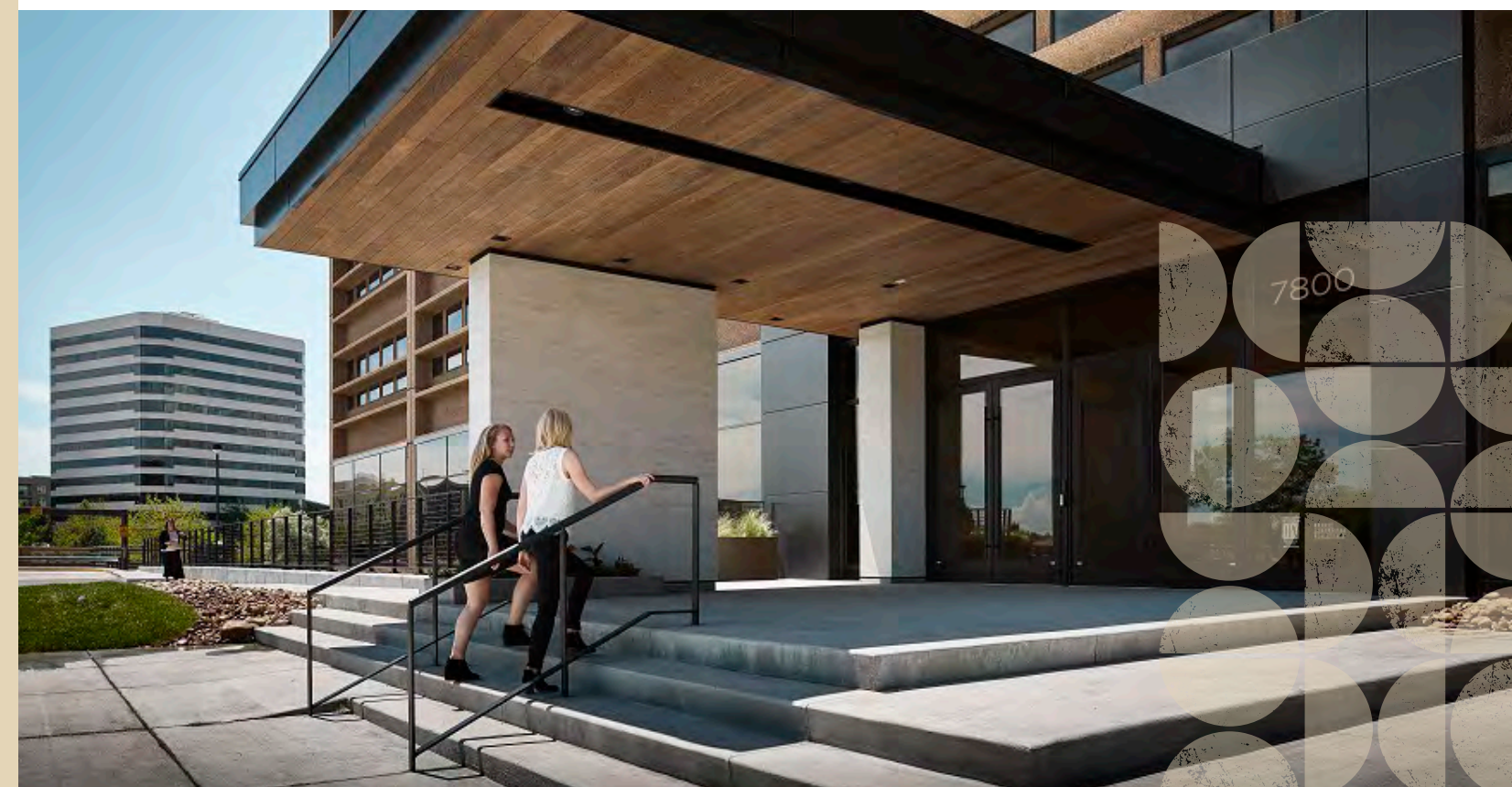
Class A
Renovated 2017



Executive Covered Parking
3.5 : 1,000 SF
(30% covered)



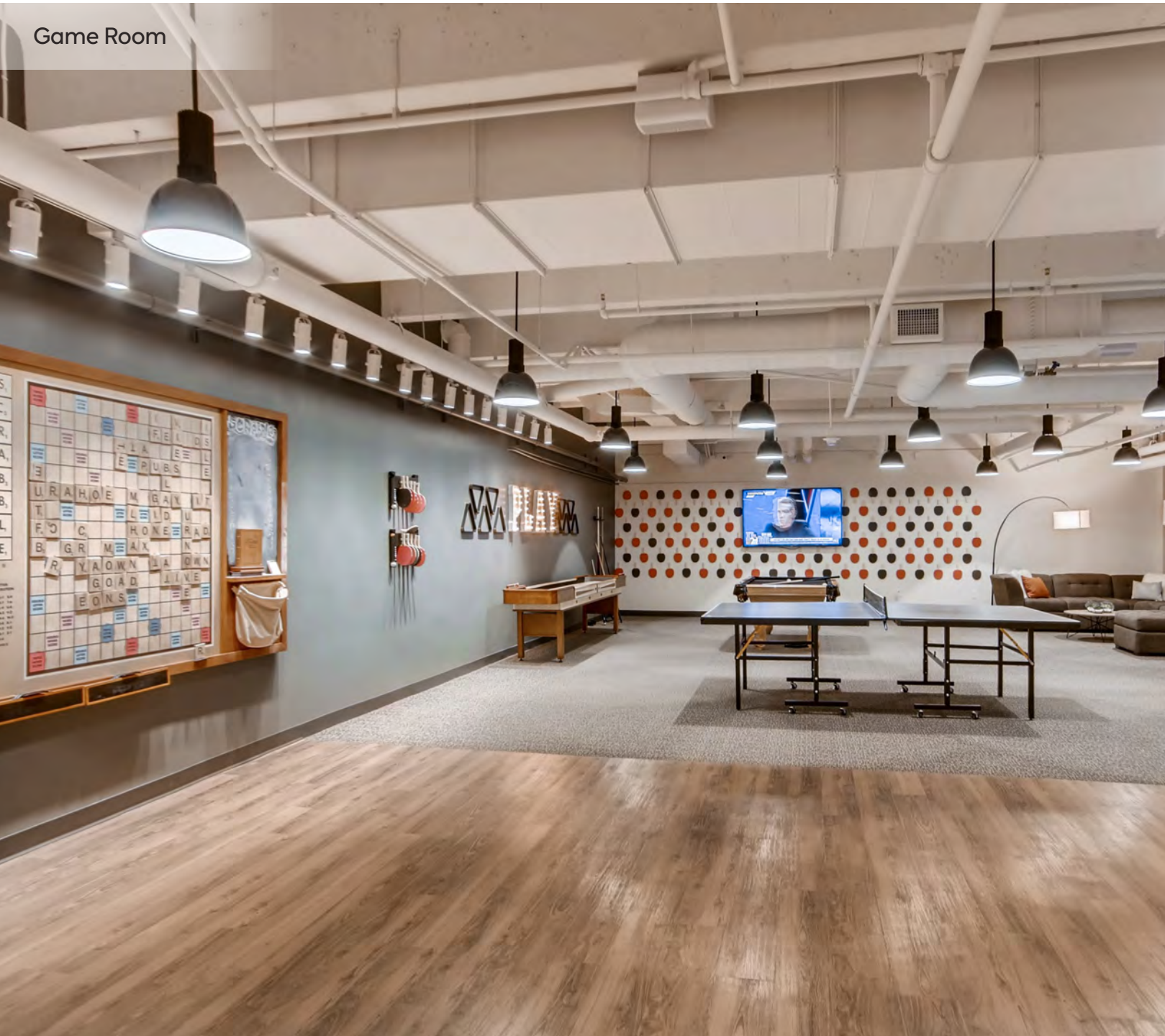
Located in the heart of
Denver Tech Center



BEST-IN-CLASS AMENITIES

DCC II & III deliver a complete suite of premium amenities with every space thoughtfully designed to elevate your team's everyday experience.

Game Room



Conference Center



Fitness Center



EVERYTHING WITHIN REACH

Unmatched access in south Denver’s most affluent corridor

Denver Corporate Center II & III sit at the center of the Denver Tech Center — one of Colorado’s most prestigious and productive business districts. With immediate access to I-25 in south Denver, the campus connects effortlessly to the region’s most affluent residential communities and a deep, highly educated talent pool. Step outside and find an exceptional lineup of dining, hospitality, and retail — all within minutes. This is suburban Denver at its very best.

DINING

1. Union Ave & S. Ulster

- Potbelly Sandwich Shop
 - Teriyaki Madness
 - Espire Dental
 - Ocho’s
2. Black Rock Coffee Bar
3. Ulster Terrace

- Mali Thai Cuisine
 - Darcy’s Bistro & Pub
 - Panera Bread
4. Griffin Tavern
5. Wendy’s
6. Snooze an AM Eatery
7. Shanahan’s Steakhouse
8. Bellevue Promenade

- Ocean Prime
 - Starbucks
 - Maria Empanada
 - Bara Sushi
 - Chipotle Mexican Grill
 - The Original Pancake House DTC
 - La Loma
9. Pappadeaux Seafood Kitchen
10. Bellevue Station

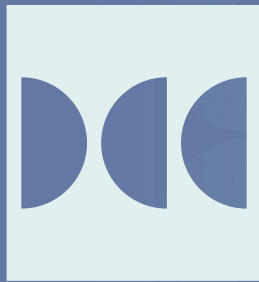
- Le French
 - Corvus Coffee Roasters
11. Marina Square

- Yampa Sandwich Co.
 - Lost Chingones Mexican DTC
 - Ambli Global - DTC
 - Tap & Burger Bellevue Station
 - Midici The Neapolitan Pizza Company
 - Sushi-Rama DTC
 - Urban Egg A Daytime Eatery
 - Ruth’s Chris Steak House
 - Taco Bell
 - McDonald’s

HOTELS

1. Hampton Inn & Suites DTC
2. Hyatt Regency DTC
3. Hilton Garden Inn DTC
4. Denver Marriott Tech Center
5. Fairfield Inn & Suites by Marriott DTC
6. Hyatt Place DTC
7. Kimpton Claret





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CORPORATE CENTER II+III

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