







# PROPERTY DETAILS



Building Size  
66,713 SF



Year Built  
1982  
Renovated  
2015





# PROPERTY HIGHLIGHTS

**Fully renovated**, two-story atrium lobby with new lounge seating

**Efficient** floorplate with excellent window line providing abundance of natural light and **mountain views**

Attractive and attached **covered parking** (97% of ratio)

**Easy access** to I-25 and 7-minute walk to light rail at **Bellevue Station**

Close proximity to **multitude** of restaurants, bars and hotels



Floorplate  
15,144 SF



Stories  
6



Ceiling Height  
9' Finished  
12' To Deck

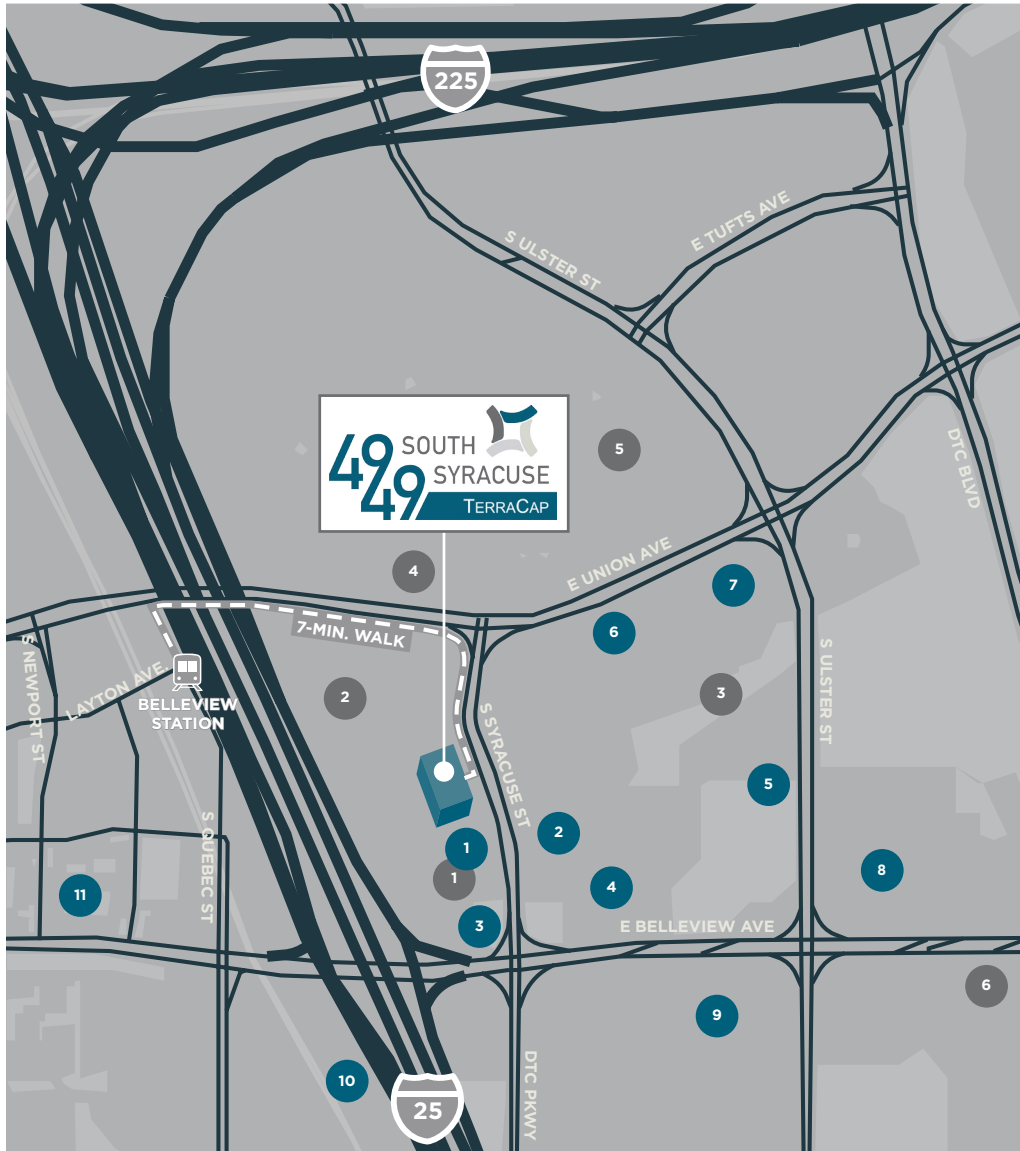
# ACCESS & AMENITIES

## DINING

1. Snooze an AM Eatery
2. Griffin Tavern
3. Shanahan's Steakhouse
4. Wendy's
5. Ulster Terrace
  - Mali Thai Cuisine
  - Darcy's Bistro & Pub
  - Panera Bread
6. Black Rock Coffee Bar
7. Union Ave - DTC
  - Potbelly Sandwich Shop
  - Teriyaki Madness
8. Marina Square Shopping Center
  - MyFitFoods
  - Simply Salads
  - Which Wich Superior Sandwiches
  - Zane's Italian Bistro
9. Bellevue Promenade
  - Ocean Prime
  - Starbucks
  - Maria Empanada
  - Bara Sushi
  - Chipotle Mexican Grill
  - The Original Pancake House DTC
  - Il Fornaio Denver Tech Center
10. Pappadeaux Seafood Kitchen
11. Bellevue Station
  - Le French
  - Corvus Coffee Roasters
  - 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. Fairfield Inn & Suites by Marriott DTC
2. Denver Marriott Tech Center
3. Hampton Inn & Suites DTC
4. Hilton Garden Inn DTC
5. Hyatt Regency DTC
6. Hyatt Place DTC



## FOR LEASING INFORMATION

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