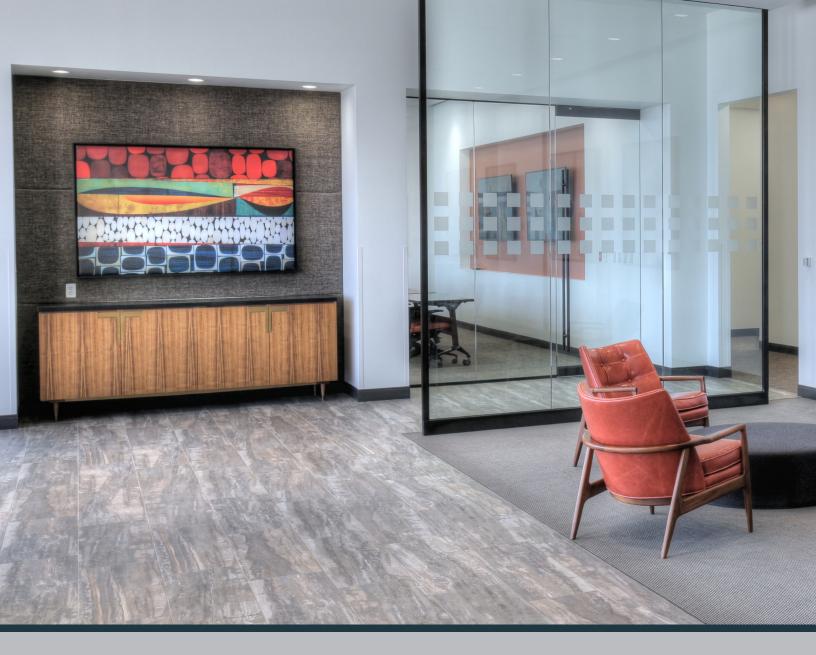




4700 South Syracuse St, 7800 & 7900 East Union Ave • Denver, Colorado



PROPERTY DETAILS



Class:



Year Built

DCC I: 1980 **DCC II:** 1982 **DCC III:** 1982



Typical Floor Size

DCC I: 17,000 SF **DCC II:** 17,360 SF **DCC III:** 17,059 SF



Executive Covered Parking

3.5:1,000 SF (30% covered)



Building Size 11 Floors

DCC I: 193,718 SF **DCC II:** 192,838 SF **DCC III:** 187,685 SF



Year Renovated

DCC I: 2016 **DCC II:** 2017 **DCC III:** 2017









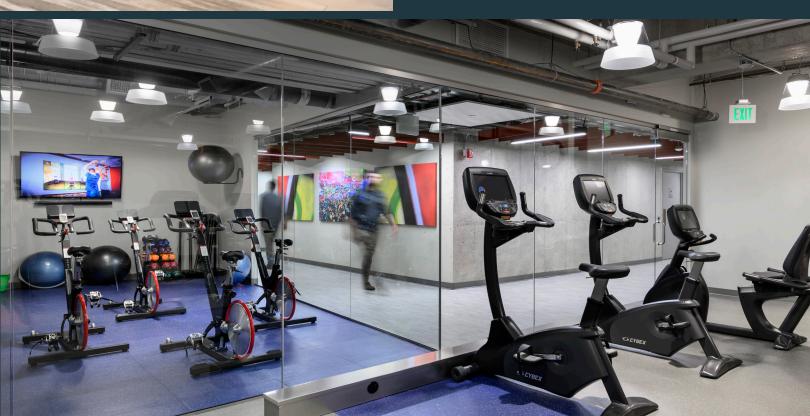
ENERGIZING ENVIRONMENT, AT *DCC I*

On Site Amenities:

- Exciting lobby improvements underway
- Tenant Lounge
- Fitness center with showers and lockers
- Lobby café and coffee bar

Conference Training Center:

Half day: \$100.00Full day: \$200.00



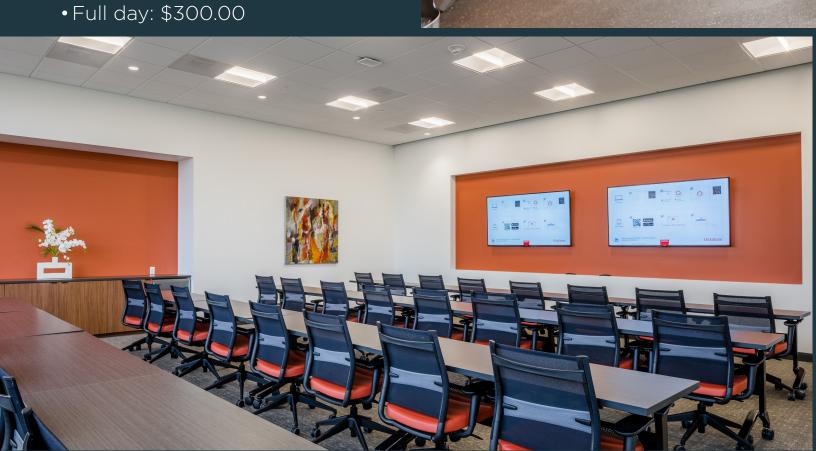
CURATED AMENITIES, AT *DCC II & III*

On Site:

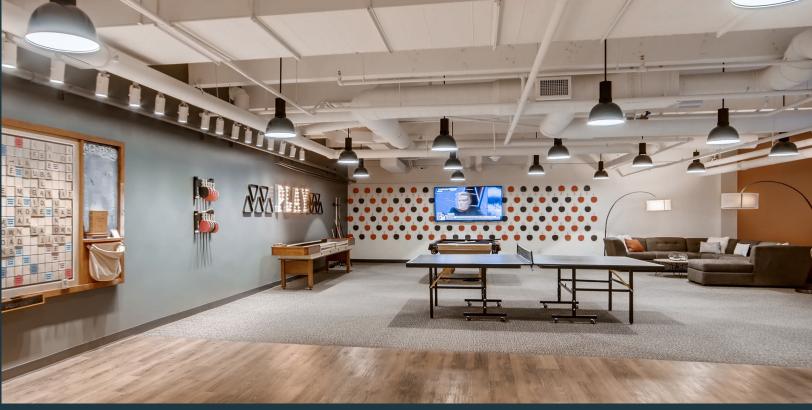
- Hospitality geared lobby
- Conference facility
- Fitness center with state-of-theart equipment
- Men's & Women's locker rooms with showers
- Tenant lounge with café and game zone

Conference Training Center:

• Half day: \$150.00









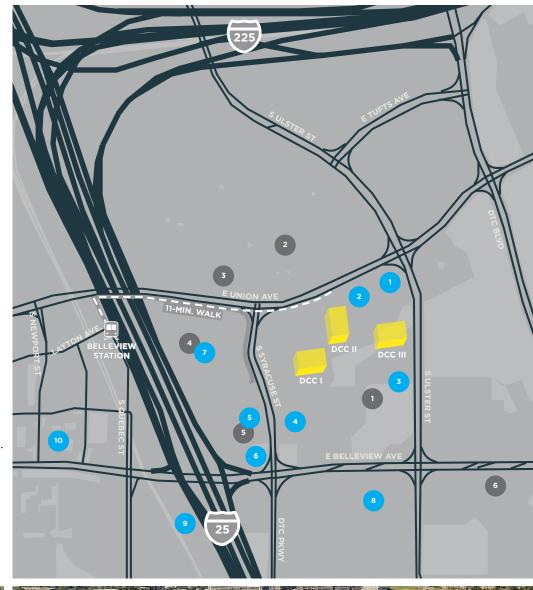


ACCESS & AMENITIES

- 1. Union Ave & S. Ulster
 - Potbelly Sandwich Shop
 - Teriyaki Madness
 - Clean Eatz
- 2. Black Rock Coffee Bar
- 3. Ulster Terrace
 - Mali Thai Cuisine
 - Darcy's Bistro & Pub
 - Panera Bread
- 4. Griffin Tavern
- 5. Snooze an AM Eatery
- 6. Shanahan's Steakhouse
- 7. Pint Brothers
- 8. Belleview Promenade
 - Ocean Prime
 - Starbucks
 - Chipotle Mexican Grill
 - Enso Sushi & Grill
 - Bird Bakery
- 9. Pappadeaux Seafood Kitchen

10. Belleview Station

- · Ruth's Chris Steak House
- Tap & Burger Belleview Stn.
- Corvus Coffee Roasters
- Yampa Sandwich Co.
- Le French
- Urban Egg A Daytime Eatery
- Los Chingones Mexican DTC
- Sushi-Rama DTC
- 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







FOR LEASING INFORMATION

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