



TERRACAP | 5575 DTC  
PARKWAY



5575 DTC PARKWAY | DENVER, CO





# PROPERTY DETAILS



Building Size  
115,050 SF



Year Built  
1982  
Renovated  
2015





# PROPERTY HIGHLIGHTS

**All glass atrium lobby** with lounge seating & abundance of natural light

Close proximity to **Colorado Athletic Club**

**Easy access to I-25** and short walk to light rail at Orchard Station

Close proximity to a multitude of **restaurants, bars, & entertainment** at the Landmark & Bellevue Promenade

**On-site conference facility** free of charge to tenants

**Park like feature** surrounding building



Floorplate  
38,000 SF



Stories  
3



Ceiling Height  
9' Finished  
13' To Deck



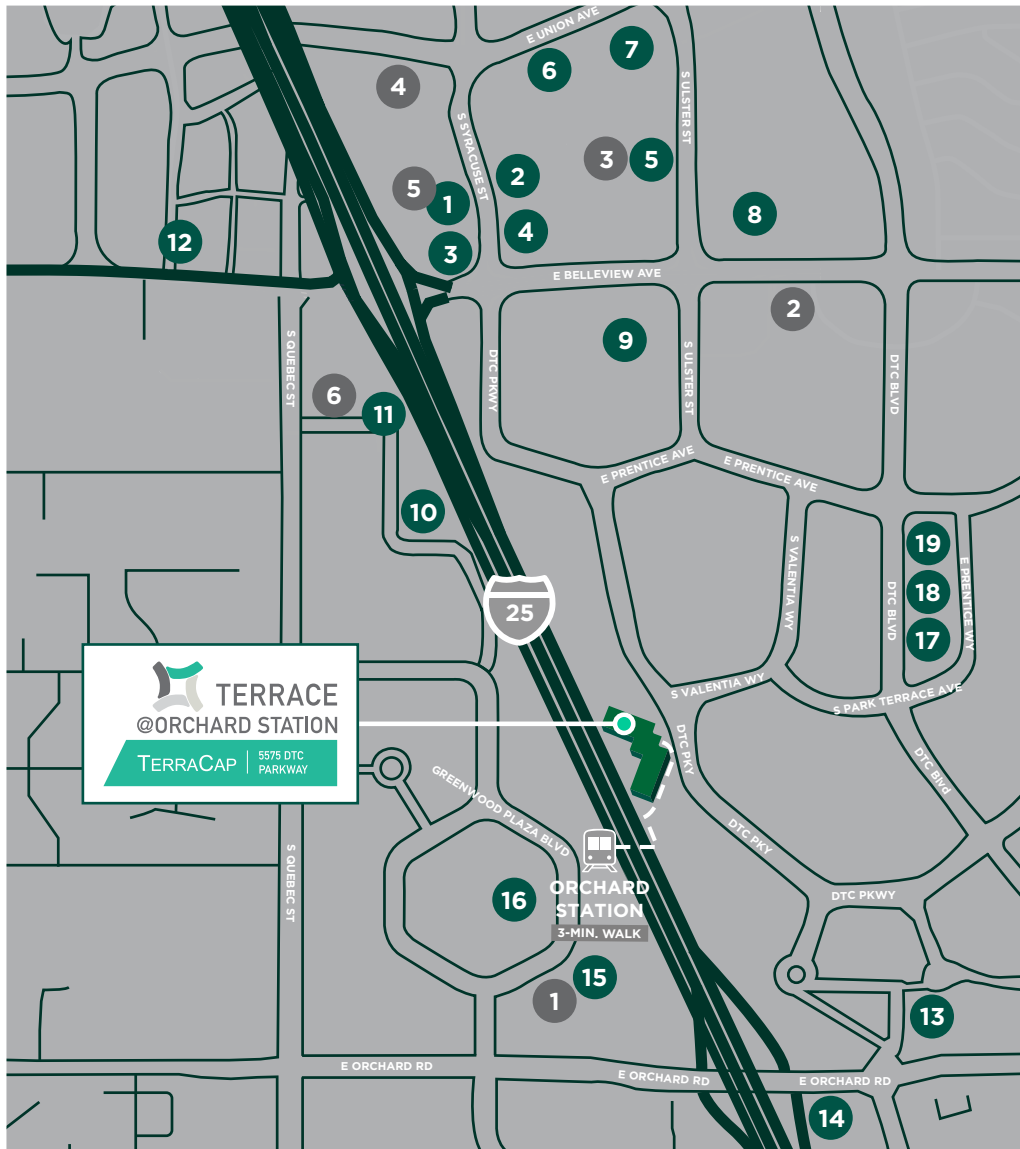
# ACCESS & AMENITIES

## 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. Belleview Promenade
  - Ocean Prime
  - Starbucks
  - Chipotle Mexican Grill
  - The Original Pancake House DTC
10. Hapa Sushi Grill & Sake Bar
11. Pappadeaux Seafood Kitchen
12. Belleview Station
  - Le French
  - Corvus Coffee Roasters
  - Yampa Sandwich Co.
  - Los Chingones Mexican DTC
  - Tap & Burger Belleview Station
  - Midici The Neapolitan Pizza Company
  - Sushi-Rama DTC
  - Urban Egg A Daytime Eatery
  - Ruth's Chris Steak House
  - Taco Bell
  - McDonald's
13. DTC Nutrition
14. Del Frisco's Double Eagle Steakhouse
15. Zink Kitchen + Bar
16. What a Sub
17. Burnt End BBQ
18. Illegal Pete's
19. Smashburger

## HOTELS

1. DoubleTree by Hilton Hotel DTC
2. Hyatt Place DTC
3. Hampton Inn & Suites DTC
4. Denver Marriott Tech Center
5. Fairfield Inn & Suites by Marriott DTC
6. Extended Stay America DTC



## FOR LEASING INFORMATION

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