

An aerial photograph of a modern, multi-story office building with a flat roof and large glass windows. The building is surrounded by parking lots and greenery. In the background, there are rolling hills and mountains under a dramatic sunset sky with orange and yellow clouds. The text "355 UNION" is overlaid in a large, white, sans-serif font.

355 UNION



Building *features*



Conveniently located

at 6th Avenue and Union Boulevard with
spectacular mountain and downtown views

Abundant parking

4:1,000 ratio

Multiple restaurants and retail amenities

within walking distance

Easy commute

10 minute walk to and from Federal
Center Light Rail Station

Local ownership

with on-site day porter



Building Size:

44,000 SF

Class: B

Year built: 1987;

renovated 2013

Typical floor:

12,500 SF

Stories: 4

LOCATION HIGHLIGHTS

Federal Center
Light Rail Station



Red Rocks Park
& Amphitheatre

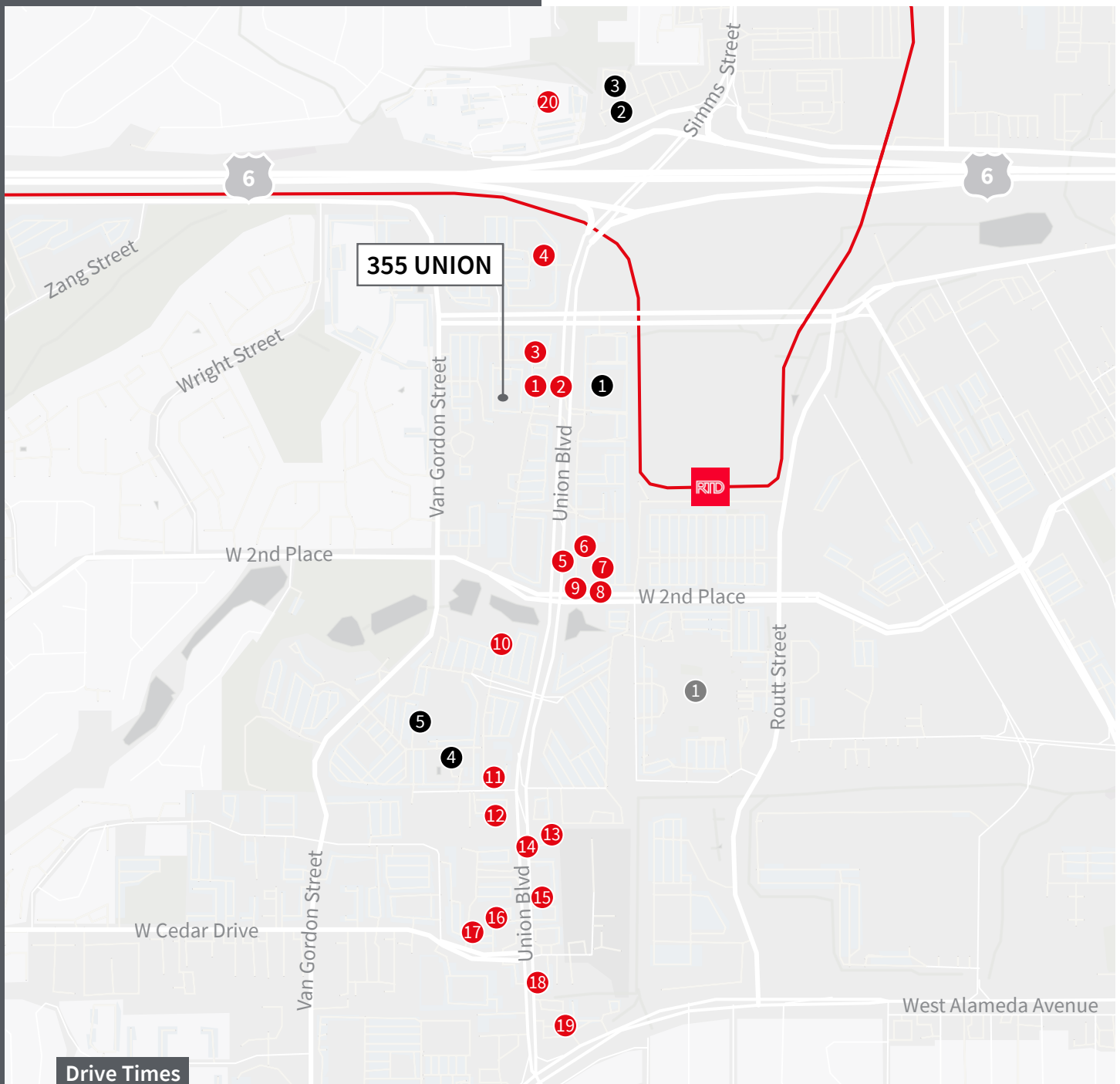


Green Mountain Park
Matthews / Winters Park
Apex Park



Fossil Trace
Bear Creek
Fox Hollow





Denver **15-minutes**
 Golden **15-minutes**
 Boulder **40-minutes**
 Denver International Airport **35-minutes**

RESTAURANTS

- | | | |
|--------------------------|----------------|-------------------------|
| 1 NOODLES WORLD KITCHEN | 8 TUK TUK | 15 BRUEGGERS BAGELS |
| 2 POTBELLY SANDWICH SHOP | 9 JASON'S DELI | 16 FIREHOUSE SUBS |
| 3 JOSE O'SHEA'S | 10 OLD CHICAGO | 17 WESTRAIL TAP & GRILL |
| 4 DENNY'S | 11 DEL TACO | 18 WAHOO'S |
| 5 SMASHBURGER | 12 WENDY'S | 19 PIZZA HUT |
| 6 RUBIOS COSTAL GRILL | 13 MAD GREENS | 20 SIMMS STEAKHOUSE |
| 7 SUBWAY | 14 STARBUCKS | |

HOTELS

- 1 Sheraton
- 2 Baymont by Wyndham
- 3 Quality Inn & suites
- 4 Hampton Inn & Suites
- 5 Homewood Suites by Hilton

HOSPITAL

- 1 St. Anthony Hospital
Centura Health



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CREDIT UNION

 **JLL**

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