







Brand new development in the heart of the country's best urban-suburban transit nodes.

#### PROJECT OVERVIEW

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An 861,089 square foot premium mixed use office and retail building

#### LOCATION & ACCESSIBILITY

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Situated in the heart of Greenwood Village on nearly 11 acres and only a 7-minute walk from the Arapahoe Village Center RTD Light Rail Station.

#### BUILDING FEATURES

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Expansive glass lines with abundant natural light and unobstructed views of the Rocky Mountain front range. Westray, works to elevate tenants to the top of the world as a trophy asset by maximizing state-of-the-art podium construction throughout its design. Featuring numerous outdoor terraces and ground level branding opportunities to build culture and attract talent.



## BUILDING OVERVIEW

# Something *new* on the horizon.

- Advanced design features and amenities unrivaled in the Denver market
- Large outdoor terraces offer fresh air and open meeting spaces
- Comprised of two office towers phased over a 6-story podium garage offering approximately 2,500 parking permits upon completion
- Sky Lobby and Great Room with forever western views of the Rockies
- On-site concierge provides unrivaled building service



WESTRAY BY THE NUMBERS

CEILINGS

9'6" 13'6"

DECK TO  
GRID

DECK TO  
DECK

PHASE I

332,781

RSF

CLASS AA OFFICE

520,000

TOTAL RSF

FLOORPLATES

31,500

RSF

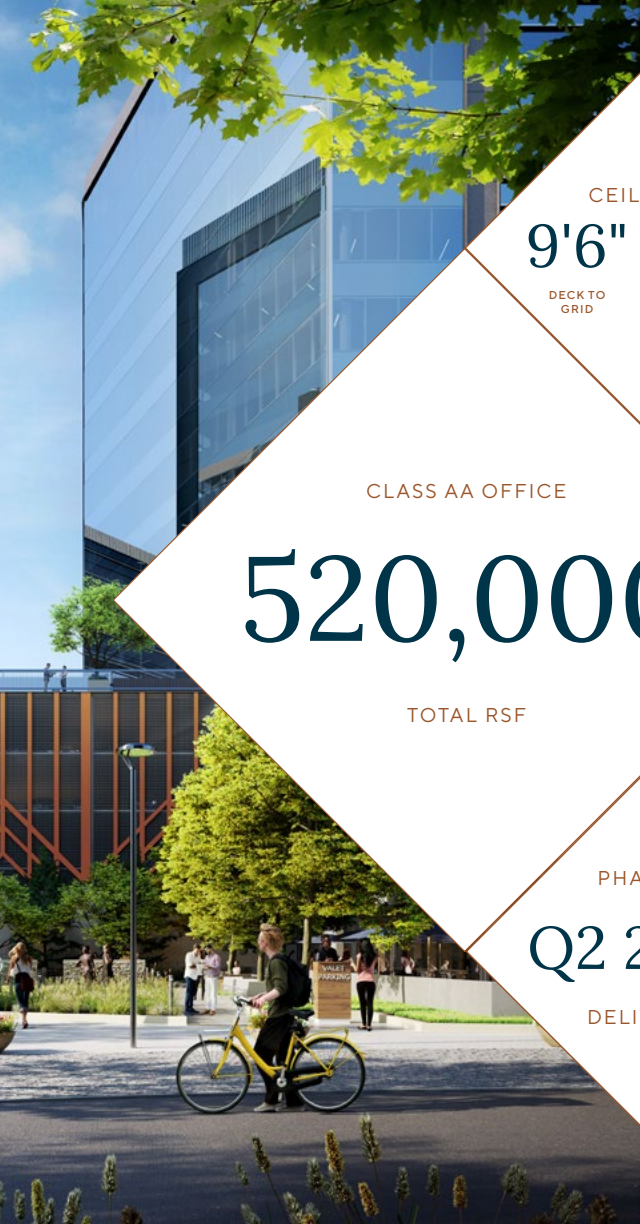
PHASE 1

Q2 2025

DELIVERY

COVERED  
PARKING

3:1000





WESTRAY







## DRIVE TIMES

18 Min

DOWNTOWN  
DENVER

30 Min

DENVER  
INTERNATIONAL  
AIRPORT

40 Min

BOULDER

1.25 Hr

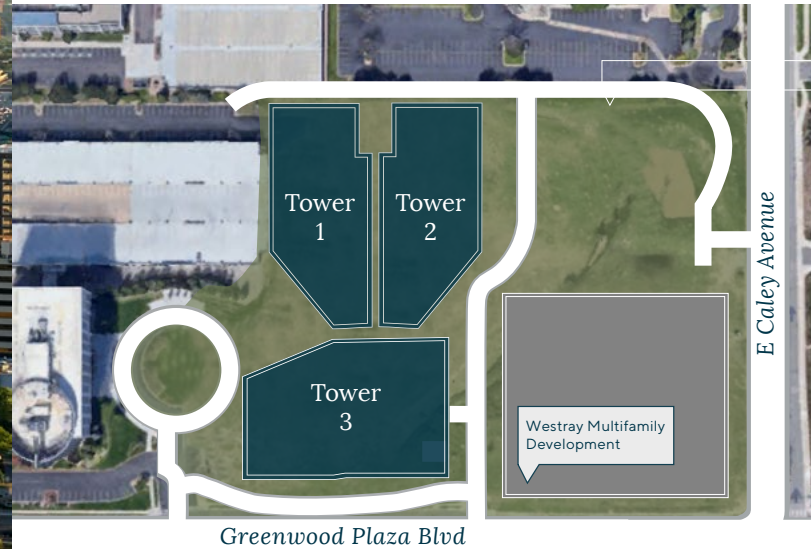
WINTER PARK

1.5 Hr

BRECKENRIDGE

2 Hr

VAIL



## EASY ACCESS



I-25



LIGHTRAIL



AMENITIES

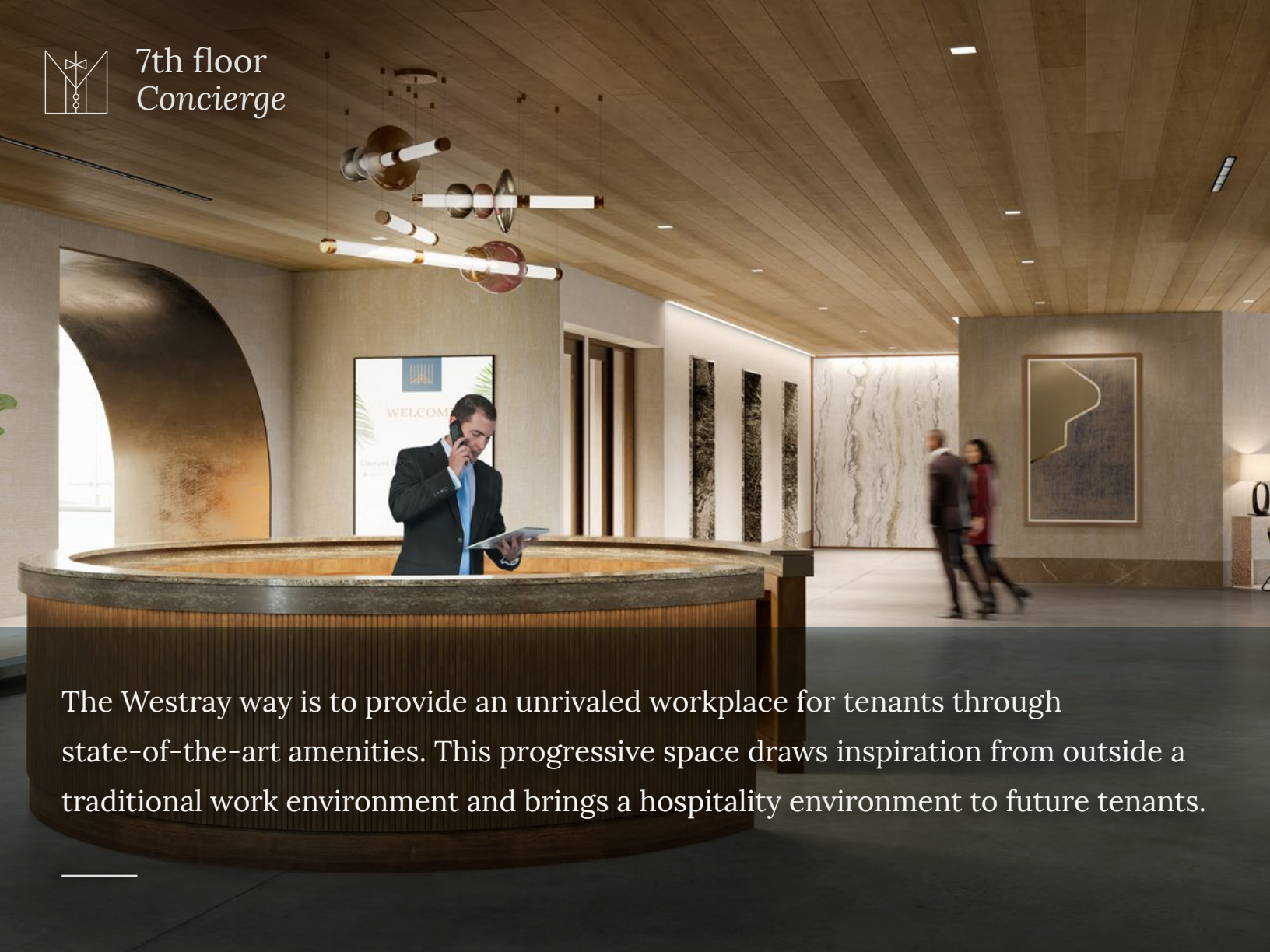
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A hospitality  
mindset.





## 7th floor Concierge



The Westray way is to provide an unrivaled workplace for tenants through state-of-the-art amenities. This progressive space draws inspiration from outside a traditional work environment and brings a hospitality environment to future tenants.

## AMENITIES

# An environment designed to *inspire*.



SKY LOBBY



CENTER BAR  
FOR ON-SITE COFFEE  
& COCKTAILS



CONFERENCE  
ROOM



LIBRARY



GREAT ROOM



CONCIERGE  
SERVICES



STUNNING  
MOUNTAIN  
VIEWS



GRAB & GO



DESTINATION  
RESTAURANT



LARGE  
OUTDOOR  
TERRACES






## Legend

- Amenity / Shared Spaces
- Tenant Space
- Outdoor

7<sup>TH</sup> FLOOR AMENITY PLAN

A photograph of a modern lounge interior. In the foreground, a woman with glasses and a ponytail sits at a curved bar, holding a white cup. The bar has a white top and a gold-colored base. In the background, there are yellow upholstered booths with dark wood frames. Two women are sitting at a table in one of the booths, and a man in a suit is walking in the background. The room has a high ceiling with exposed wooden beams and a large arched opening in the wall.

The perfect place for a morning  
cappuccino or an evening glass of wine.



7th floor  
Center Bar & Great Room





7th floor  
Center Bar



7th floor  
Library



A variety of innovative meeting spaces – from the Great Room to intimate conversation nooks to the library – able to accommodate 10 to 150 people.



7th floor  
Conference Room



7TH FLOOR

# *Great Room*









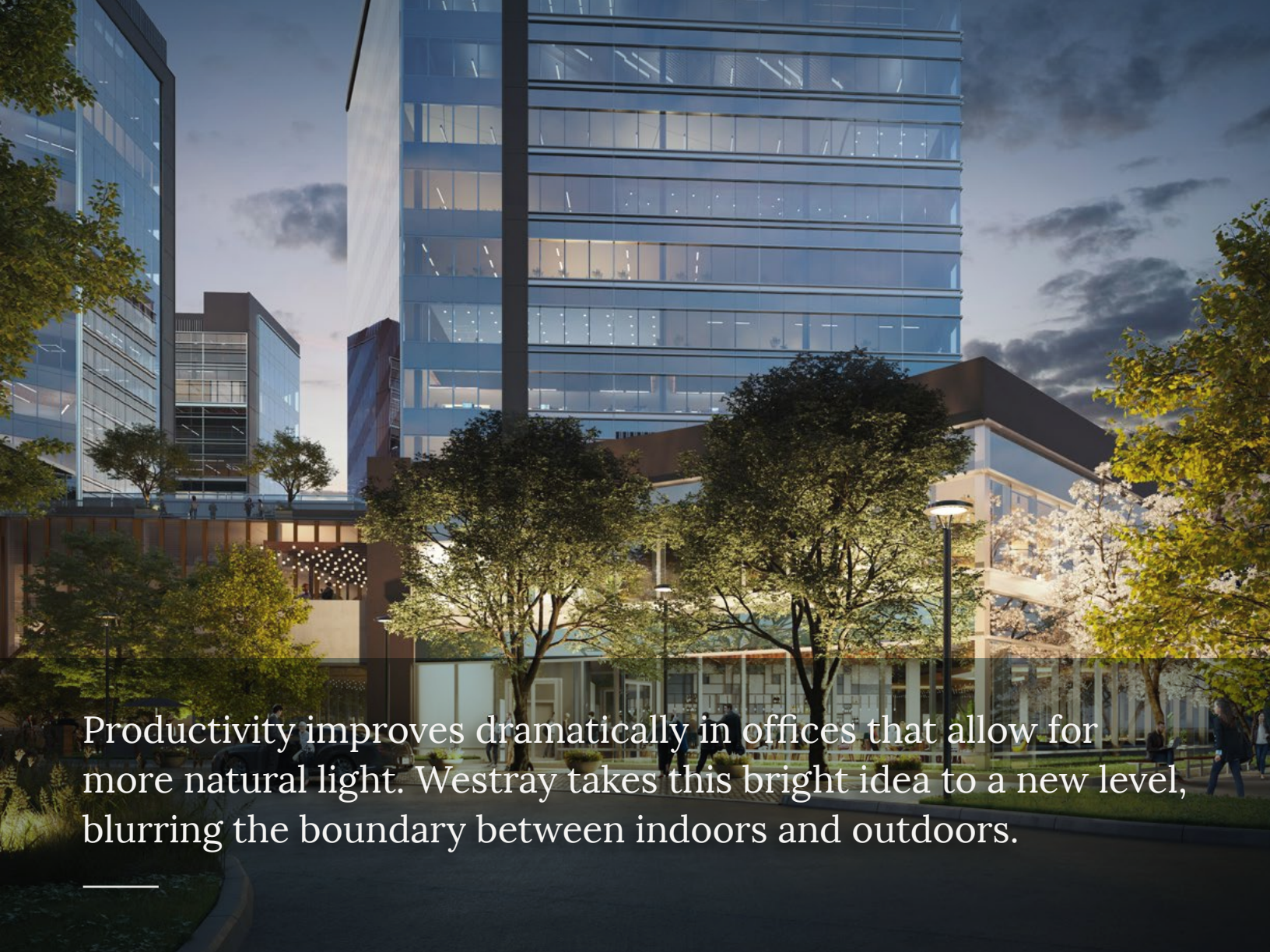
# Inside meets outside.

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OUTDOOR SPACES



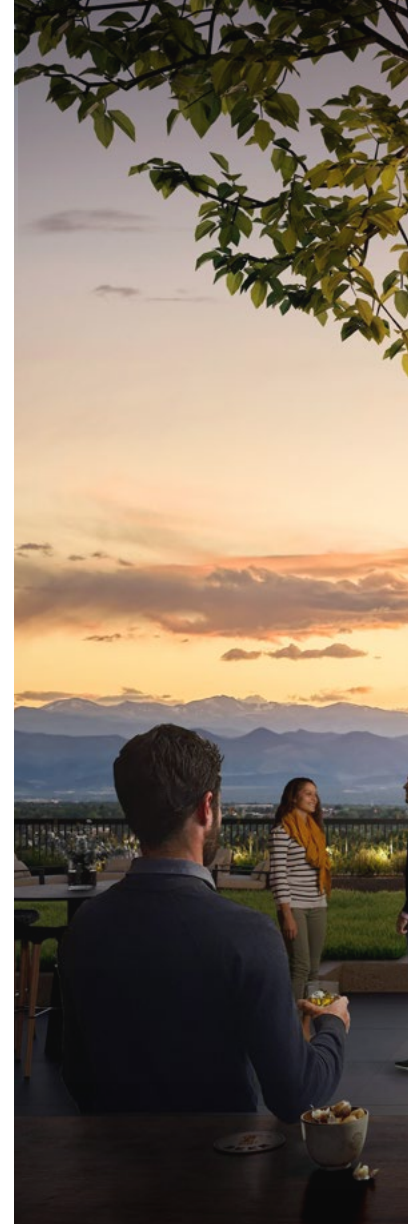




Productivity improves dramatically in offices that allow for more natural light. Westray takes this bright idea to a new level, blurring the boundary between indoors and outdoors.

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7th floor  
West Terrace



OUTDOOR SPACES

# Take meetings outdoors

- Unobstructed views of the Rocky Mountain Front Range, even from the lobby
- Large 7th floor terraces
- Outdoor spaces designed for both collaboration and seclusion







7th floor  
Great Terrace







WORKSPACES



The ideal  
office.





17th floor  
Tenant Space



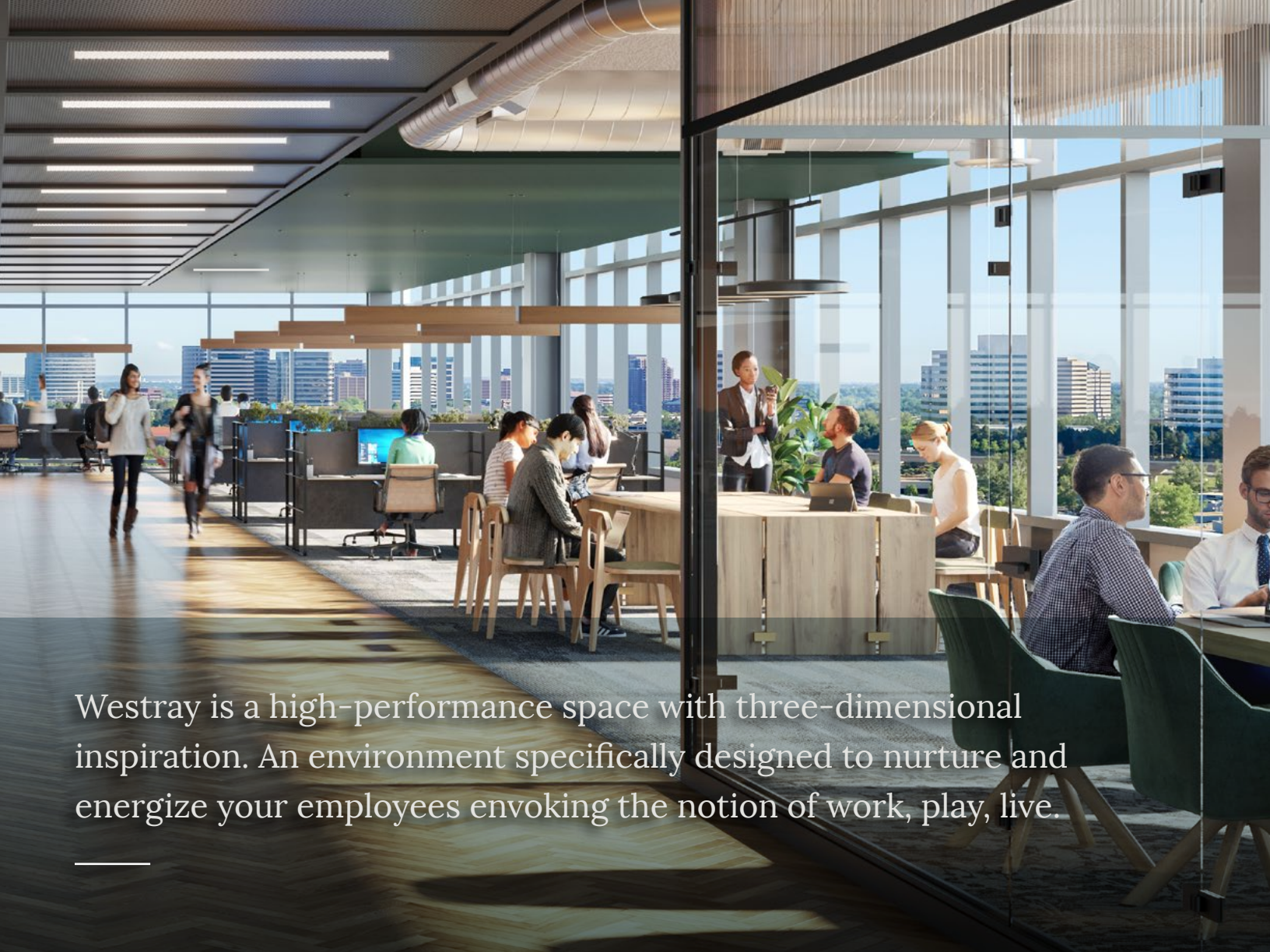
Breathtaking views from the 17th floor





12th floor  
Office Space





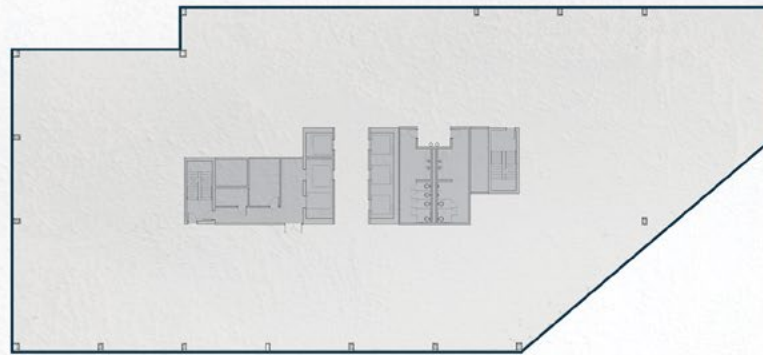
Westray is a high-performance space with three-dimensional inspiration. An environment specifically designed to nurture and energize your employees evoking the notion of work, play, live.

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## WORKSPACES

30,184RSF



### Legend

- Service
- Circulation

10TH - 17TH FLOORS



### Legend

- Open Offices - 136
- Private Offices - 19
- Meet
- Gather
- Reception
- Service
- Circulation

10TH - 17TH FLOORS

*Open Office Layout*





### Legend

- Open Offices - 173
- Private Offices - 14
- Meet
- Gather
- Reception
- Service
- Circulation

## 10TH - 17TH FLOORS

*Hybrid Office Layout*



### Legend

- Open Offices - 80
- Private Offices - 50
- Meet
- Gather
- Reception
- Service
- Circulation

## 10TH - 17TH FLOORS

*Heavy Office Layout*



## LIGHT RAIL STATION

- 1 Village Center Light Rail Station



## ATTRACTIONS

- 2 Marjorie Park
- 3 Fiddler's Green Amphitheatre
- 4 Pindustry
- 5 Regal Cinebarre



## FOOD & BEVERAGE

- 6 I.C. Brewhouse
- 7 Grange Hall
- 8 Starbucks
- 9 Urban Market
- 10 El Karajo
- 11 Colonna's Pizza
- 12 Mini Moo's Tea Shop
- 13 Yuan Palace Mongolian BBQ
- 14 Kodiak Brewing Bar & Grill
- 15 Mad Greens
- 16 Carreras Tacos
- 17 Sukiya Ramen
- 18 Shake Shack
- 19 Torchy's Tacos
- 20 Five Guys
- 21 Crumbl Cookies
- 22 Red Robin
- 23 Einstein Bro's Bagels
- 24 Brother's BBQ

- 25 Starbucks
- 27 Sushi Katsu
- 28 Schlitzky's
- 29 Pho Lee
- 30 Peak View Brewing Company



## HOTELS

- 31 Springhill Suites by Marriott
- 32 Wingate by Wyndam
- 33 Residence Inn by Marriott
- 34 La Quinta by Wyndham
- 35 Best Western Plus
- 36 Courtyard by Marriott

- 37 Hyatt House
- 38 Double Tree by Hilton



## BANKING

- 39 Chase Bank
- 40 First National Bank
- 41 PNC Bank
- 42 Wells Fargo Bank



## STORES

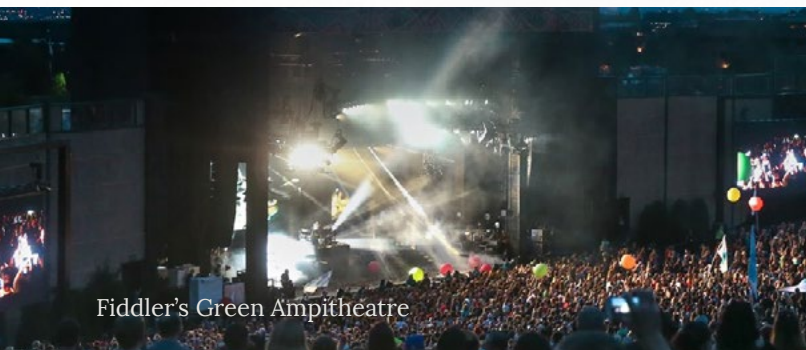
- 43 Office Depot
- 44 Sprouts Farmers Market
- 45 UPS Store





6363 GREENWOOD PLAZA BOULEVARD

# The most *connected* place.



100+

RESTAURANTS

60+

HAPPY HOUR  
SPOTS

50+

HOTELS





WESTRAY

# *Reimagining the possible*









## Our mission is to develop innovative environments that inspire and fuel tenant success.

Traditional real estate companies focus on buildings. Schnitzer West focuses on tenants. Since its inception in 1997, Schnitzer West has developed 10.5 million square feet across a wide variety of property types, becoming one of the West Coast's leading real estate developers and managers, recognized for forward-looking, tenant-focused properties that deliver unmatched efficiency, functionality and quality. And with a handful of select properties, it has brought its unique vision and approach to Denver.

[MORE AT SCHNITZERWEST.COM](https://www.schnitzerwest.com)





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