



**COLORADO CENTER**

Business infused with Life.  
Life infused with Business.

**2000 South Colorado Boulevard  
Denver, Colorado 80222  
[www.LiveColoradoCenter.com](http://www.LiveColoradoCenter.com)**

#### PROPERTY OVERVIEW

- Total Property Office Space - Approx. 713,000 NRSF
  - Existing Office Space - 503,000 NRSF
  - Tower III Will Add - Approx. 232,444 NRSF
- Tower III Parking Ratio - 3.0/1000 SF
- Transit-oriented Development - Colorado Station Light Rail Stop
- LEED Silver Certification
- Open Ceiling Design

#### AMENITIES

- Existing Amenities - 3 state-of-the-art conference rooms, fitness studio and coffee cart
- Spacious, contemporary building lobby opening into Retail Main Street
- 24-Hour Security and Concierge Services
- Ground Floor Retail and Cafe With Outdoor Seating
- On-site Bike Storage With Lockers
- Private Parking With Direct Elevator Access
- Flexible Office Floor Plates With 10' to 11' Ceilings and 360-Degree Views
- Exterior Private Tenant Terraces With Mountain Views
- Shared Tenant Rooftop Terrace

#### CONTACT

**LINCOLN  
PROPERTY  
COMPANY**

SCOTT CALDWELL  
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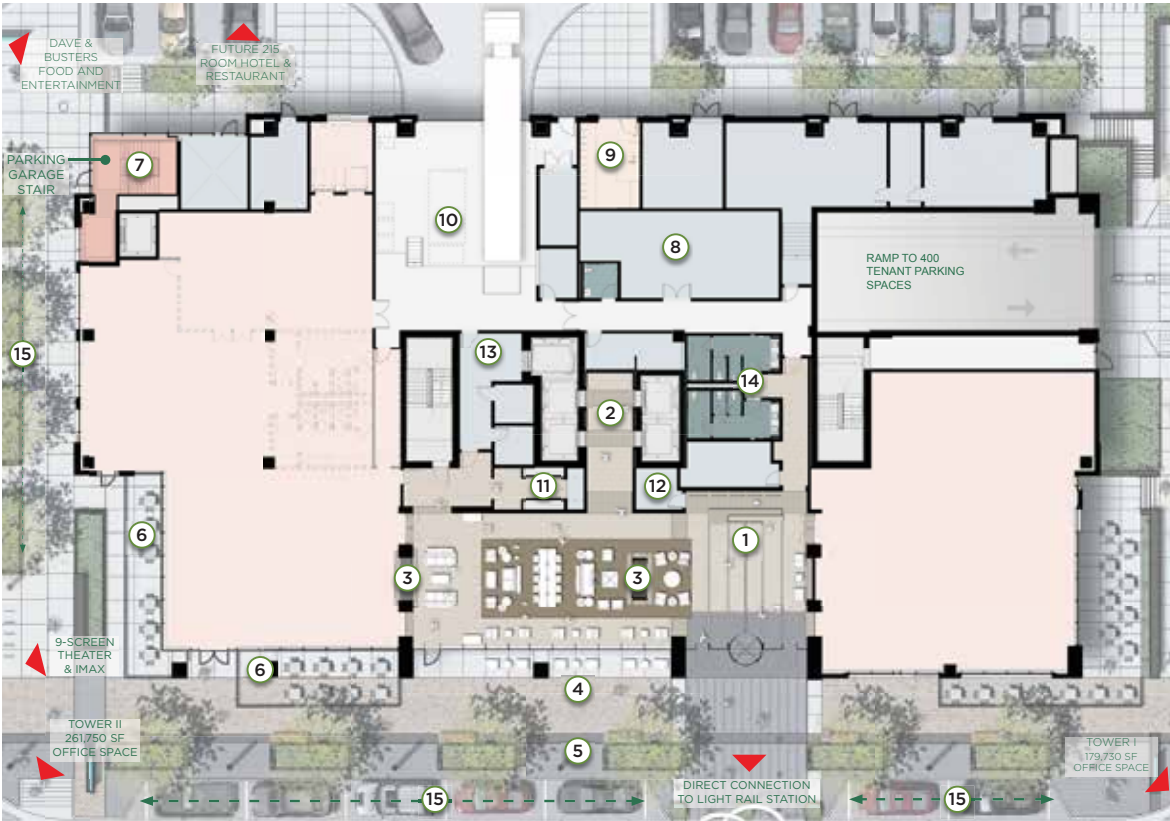
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TOWER III - GROUND FLOOR PLAN

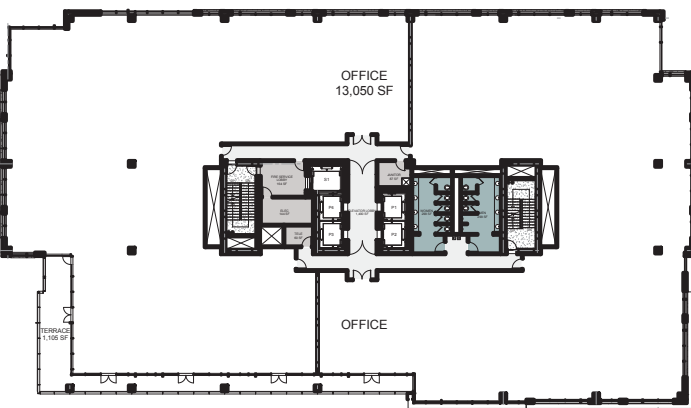


LEGEND

- 1 RECEPTION DESK
- 2 ELEVATOR LOBBY
- 3 FIREPLACE
- 4 PEDESTRIAN PLAZA
- 5 LANDSCAPE BUFFER
- 6 OUTDOOR SEATING
- 7 GARAGE EXIT STAIR
- 8 TENANT STORAGE
- 9 BIKE STORAGE
- 10 LOADING DOCK TRASH/RECYCLE
- 11 MAIL ROOM
- 12 SECURITY OFFICE
- 13 SERVICE VESTIBULE
- 14 TENANT RESTROOMS
- 15 STREET PARKING

N  
NOT TO SCALE

MULTI-TENANT FLOOR PLAN



SINGLE-TENANT FLOOR PLAN

