



COLORADO CENTER

Business Infused with Life. Life Infused with Business.

Your New Destination **For Everything Life.**

Colorado Center is Denver's newest urban hub, centrally located between Downtown and the Denver Tech Center. As a premier, mixed-use, transit-oriented development, Colorado Center is your new destination for work, life and entertainment.

Colorado Center provides the ultimate accessibility and visibility from I-25 and Colorado Boulevard. Coors Field, Denver International Airport and all of Denver's hottest spots are just a breeze away - making everything you love to do and everywhere you want to go, simpler.





DOWNTOWN DENVER



Nearby amenities include 38 restaurants, numerous hotels, four health clubs, Cherry Creek Mall, four supermarkets, and many prestigious housing neighborhoods and apartment communities.

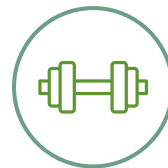
FEATURES & AMENITIES



Adjacent to Light Rail Station



Shared Tenant Rooftop Terrace



State-of-the-Art Fitness Center



Shower and Locker Facilities





Undeniably Distinctive.

Colorado Center offers unparalleled amenities that are specifically designed to maximize comfort, flexibility and productivity during the workday. Plan an event on the shared tenant rooftop terrace or recharge in the on-site fitness center which features state-of-the-art equipment, showers, and lockers. Come and go with ease and catch a ride on the light rail only steps away.



On-Site Bike
Storage



24-Hour Security
& Concierge



Coffee Cart in
Annex Building



Common
Conference Rooms



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Colorado Center comprises four Class A Office Towers offering contemporary, collaborative workspaces, outdoor terraces, state-of-the-art fitness facilities, **and coming soon Junction Food & Drink**. Floor-to-ceiling glass heights fill each space with an abundant amount of natural light and every building features a spacious lobby opening up into Retail Main Street.



PROPERTY HIGHLIGHTS

- Total property office space - approximately 713,000 SF
- Annex - 60,948 SF Class A office
- Tower 1 - 180,000 SF Class A office
- Tower 2 - 261,480 SF Class A office
- Tower 3 - 216,352 SF Class AA office | 11,569 SF high-end retail
 - 360-degree views
 - 10' to 14' ceilings
 - Exterior private tenant terraces with mountain views
 - Structured parking with direct elevator access
- Transit-oriented development - Colorado Station Light Rail
- LEED Silver Certification + Energy Star rated with efficient HVAC
- Ample parking | structured unreserved & VIP parking available

AVAILABLE SUITES

BUILDING	SUITE	SQ FT	AVAILABLE
Annex	110	3,428	Immediate
Annex	220*	1,332	Immediate
Annex	230*	1,053	Immediate
Annex	260	2,481	Immediate
Annex	320	6,399	7/1/2020
Annex	430	2,226	Immediate
Tower 1	5000	15,276	2/1/2020
Tower 1	9000	4,118	8/1/2019
Tower 1	10000*	2,585	Immediate
Tower 1	10800*	6,588	Immediate
Tower 1	12000	15,193	2/1/2020
Tower 2	200*	13,136	Immediate
Tower 2	220*	1,432	Immediate
Tower 2	240*	2,006	Immediate
Tower 2	715	5,322	Immediate
Tower 2	760	1,129	Immediate
Tower 3	850	10,224	Immediate
Tower 3	950	7,326	Immediate

*Contiguous





COLORADOCENTER

FOR LEASING INFORMATION:

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