



**COLORADOCENTER**

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.

[Click here to virtually tour featured office suites](#)







## 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.



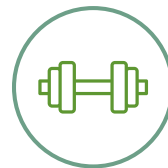
# FEATURES & AMENITIES



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



# Colorado Center

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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.



**COMING SOON:  
Junction Food & Drink**

## 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   | 320                          | 6,399  | Immediate |
| <a href="#">Virtually Tour Suite 320 &gt;</a>   |                              |        |           |
| Annex   | 430<br><i>(Spec Suite)</i>   | 2,226  | Immediate |
| Annex   | 460                          | 5,784  | 3/01/2021 |
| Tower 1   | 3400                         | 3,418  | Immediate |
| Tower 1   | 5500                         | 4,902  | Immediate |
| Tower 1   | 7000<br><i>(Spec Suite)</i>  | 2,894  | Immediate |
| Tower 1   | 9000<br><i>(Spec Suite)</i>  | 4,118  | Immediate |
| Tower 1   | 10800                        | 6,588  | Immediate |
| <a href="#">Virtually Tour Suite 10800 &gt;</a> |                              |        |           |
| Tower 1   | 12000<br><i>(Full Floor)</i> | 15,193 | Immediate |
| <a href="#">Virtually Tour Suite 12000 &gt;</a> |                              |        |           |
| Tower 2   | 220                          | 1,432  | Immediate |
| Tower 2   | 240<br><i>(Spec Suite)</i>   | 2,006  | Immediate |
| Tower 2   | 715<br><i>(Spec Suite)</i>   | 5,322  | Immediate |
| Tower 3   | 100                          | 7,207  | Immediate |
| <a href="#">Virtually Tour Suite 100 &gt;</a>   |                              |        |           |
| Tower 3   | 150                          | 4,362  | Immediate |
| <a href="#">Virtually Tour Suite 150 &gt;</a>   |                              |        |           |
| Tower 3   | 850                          | 10,224 | Immediate |
| <a href="#">Virtually Tour Suite 850 &gt;</a>   |                              |        |           |





**COLORADOCENTER**

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