

5353

W DARTMOUTH AVE

DENVER • CO



OFFICE SPACE FOR LEASE

navpoint
REAL ESTATE GROUP



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PROPERTY OVERVIEW

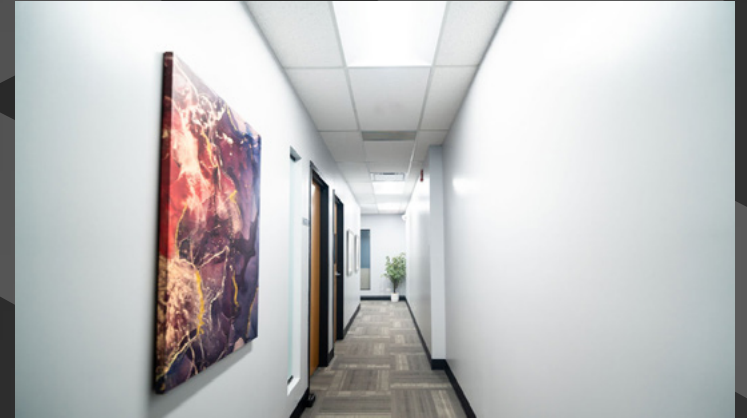
Property Address	5353 West Dartmouth Avenue, Denver, CO, USA
Property Type	Office
Lease Rate	From \$21.00/SF/YR/FSG*
Parking Ratio	2.49:1000
Zoning	<u>PUD 580 - Denver</u>
Parcel #	4364-00-008
Available Units	+/- 300 SF - +/- 8,000 SF (See Availability Sheet)

PROPERTY HIGHLIGHTS

- Southwest Office Building
- Spectacular Western Views
- Conveniently Located at Hwy 285 & Sheridan Blvd
- Anchored by Wells Fargo Bank
- Many Amenities Nearby such as Retail, Restaurants, Walking/Bike Trails
- On-Site Property management, Pride of Local Ownership
- Energize Denver Site with EUI Score of 62.5, Targeting 73.8
- Energy Star Score of 81



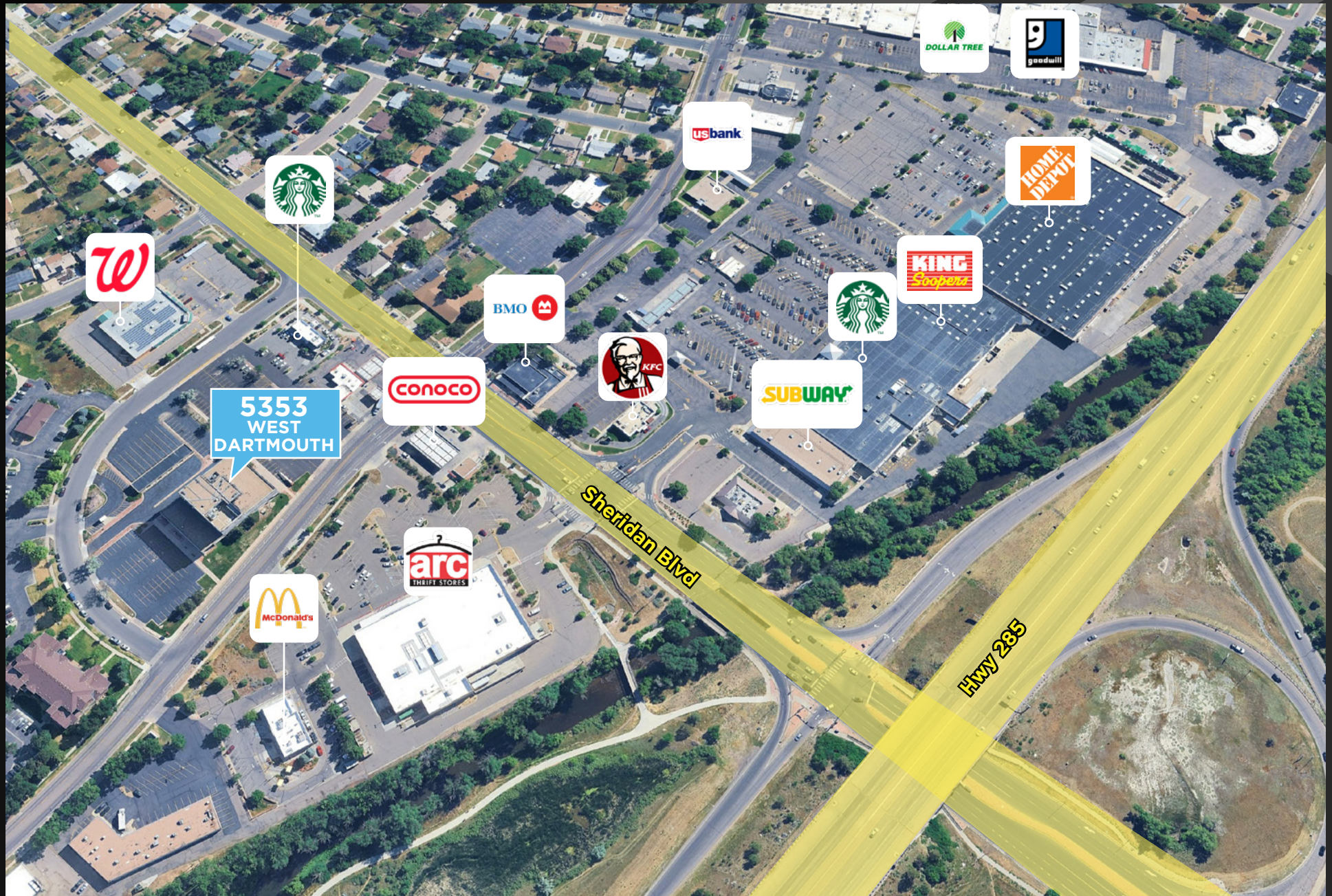
INTERIOR PHOTOS



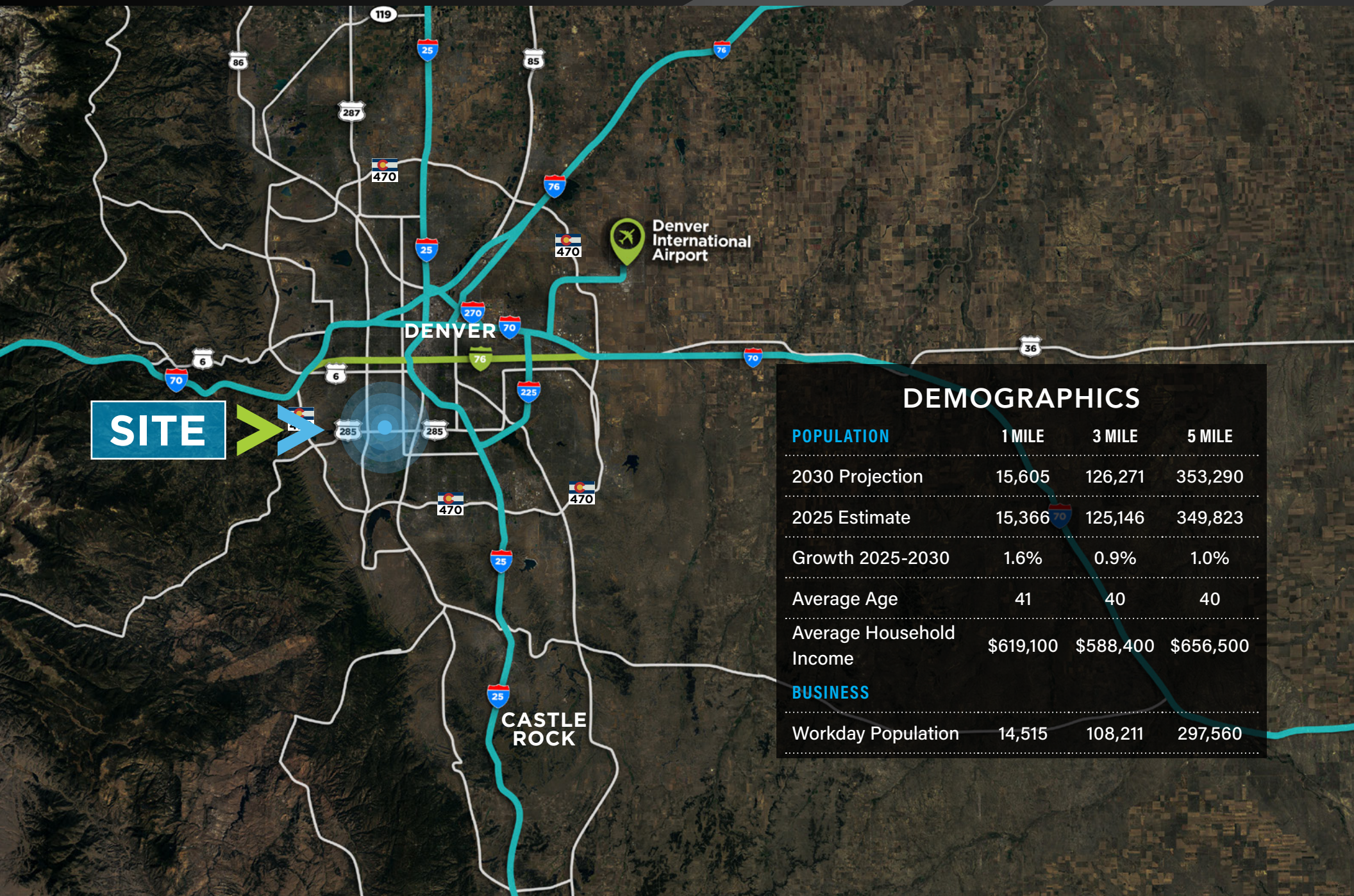
EXTERIOR PHOTOS



NEARBY RETAIL



PROPERTY OVERVIEW



DEMOGRAPHICS

POPULATION

	1 MILE	3 MILE	5 MILE
2030 Projection	15,605	126,271	353,290
2025 Estimate	15,366	125,146	349,823
Growth 2025-2030	1.6%	0.9%	1.0%

Average Age	41	40	40
Average Household Income	\$619,100	\$588,400	\$656,500

BUSINESS

Workday Population	14,515	108,211	297,560
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Suite	SF	Comments
LL50	2,464 RSF	Large Bullpen, 3 Offices, Large Storage and Large Conference *Contact Broker for Lower Level Lease Rate
200	7,855 RSF	7 Offices On Glass, Conference Room, Breakroom, Storage Room, Private restrooms & Large Open Bullpen
203	298 RSF	1 Large Executive Corner Office
204	416 RSF	Reception + 1 Private Office (Both on Glass)
302	5,561 RSF	13 Offices (8 on Glass), Conference Room, Bullpen Areas, Large Kitchen/Break, Storage Room, IT Room & Reception. Double Glass Entry/Elevator Identity
407	1,584 RSF	Open Office on Glass, 2 Interior Offices + Kitchen



TYPE:
OFFICE



LEASE RATE:
FROM \$21.00/SF/FSG*



PARKING RATIO:
2.49:1,000



AVAILABLE UNITS:
6

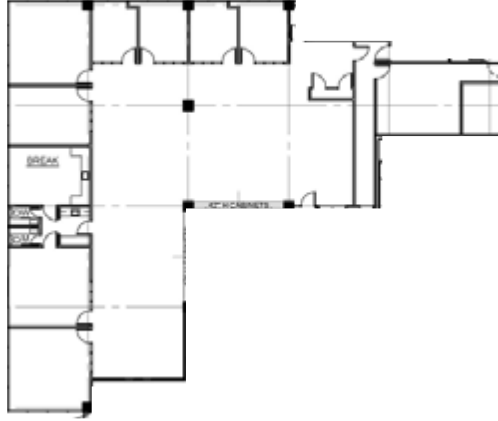
*Depending on Term, Tenant Improvements, etc.

FLOORPLANS

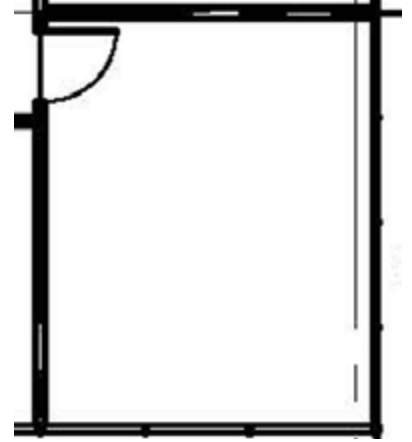
Suite LL50



Suite 200



Suite 203



Suite 204



Suite 302



Suite 407

