

Crescent VII

8390 E Crescent Parkway
Greenwood Village, CO 80111



Tom Bahn, CPM

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Ana Sandomire

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Peter Knisely

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Crescent VII



Situated in the heart of the Denver Tech Center, Crescent VII is a 135,332-square-foot, Class A office building with expansive glass lines, nine-foot ceilings, and covered structured parking.

A sophisticated lobby welcomes tenants and visitors with premium finishes featured throughout, including stone and ceramic tile flooring, a floor-to-ceiling glass entryway, and coffered ceilings with dramatic light fixtures. At the south entrance, a grand staircase connects the first and second floors to the attached structured parking garage.

LEASE RATE : \$17.00/SF NNN - \$15.59/RSF Expenses (2024 Estimate)

BUILDING SIZE : 135,332 SF
LOT SIZE : 3.46 AC
TYPICAL FLOORPLATE : 23,600 SF
YEAR OF CONSTRUCTION : 1997
STORIES : 6
ELEVATORS : 4
PARKING : 3.8 / 1,000



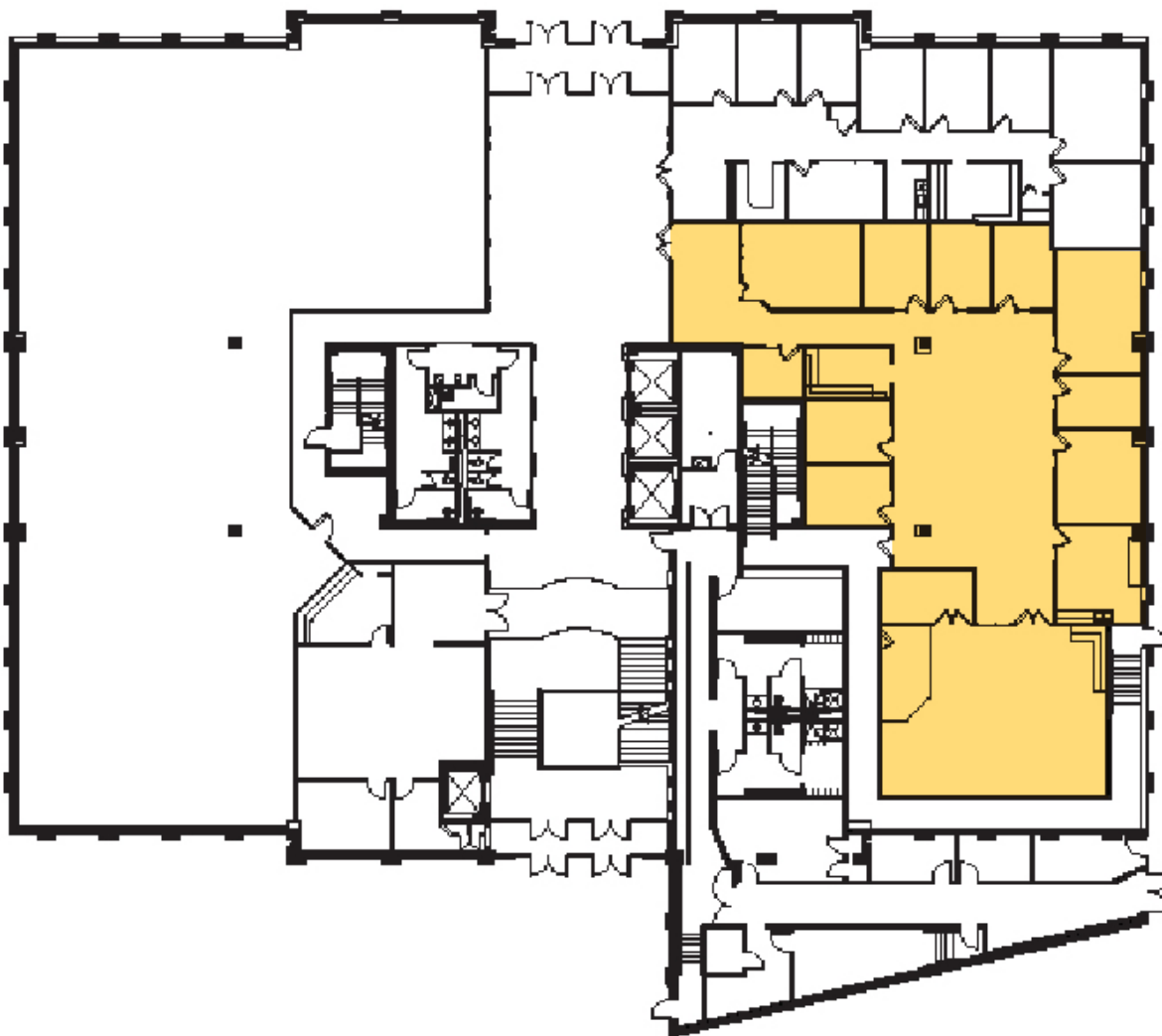


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FLOOR PLAN

FIRST FLOOR



*Suite
120*

5,338
RSF

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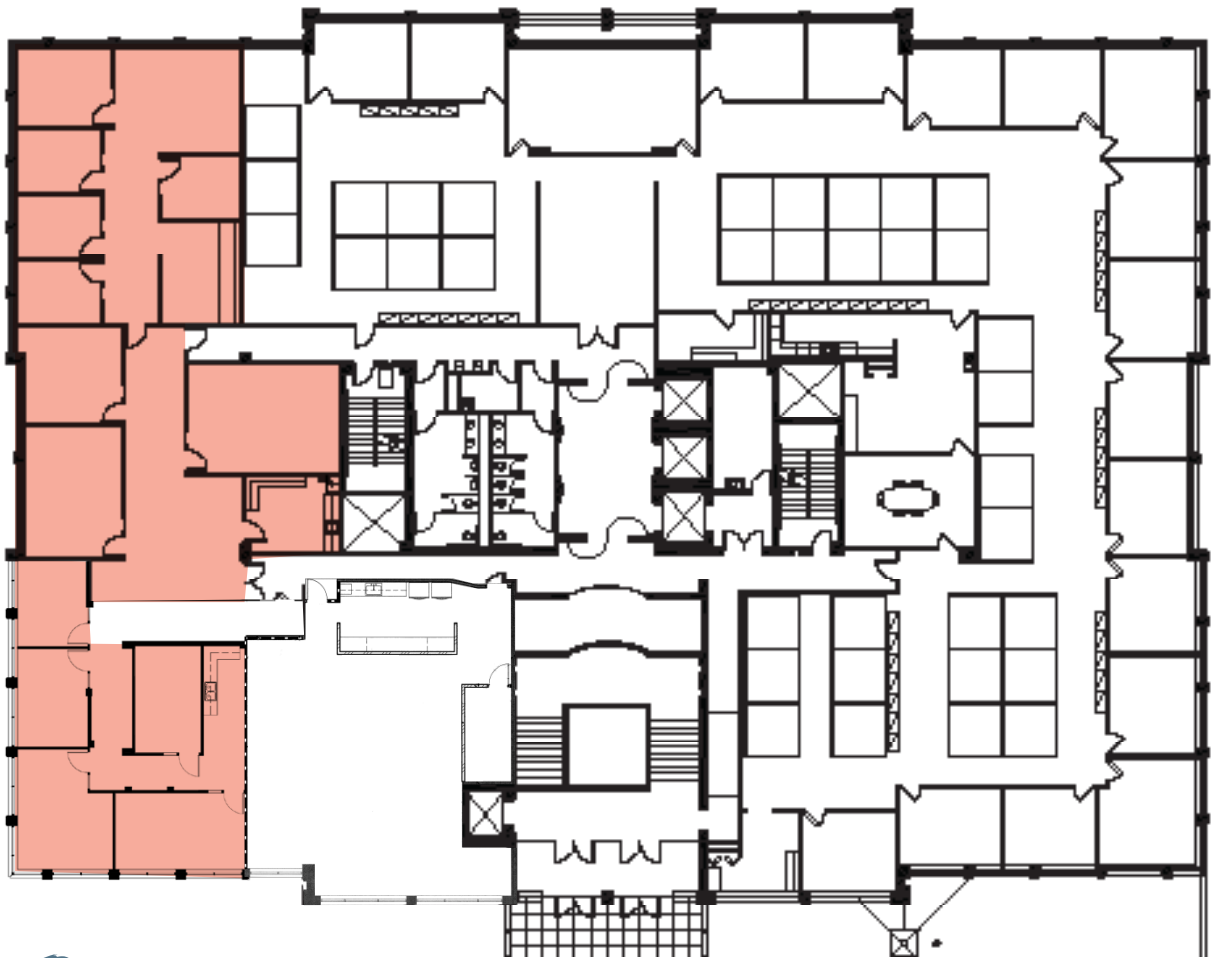
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FLOOR PLAN
SECOND FLOOR

Suite 230

3,807 RSF



Suite 250

1,490 RSF

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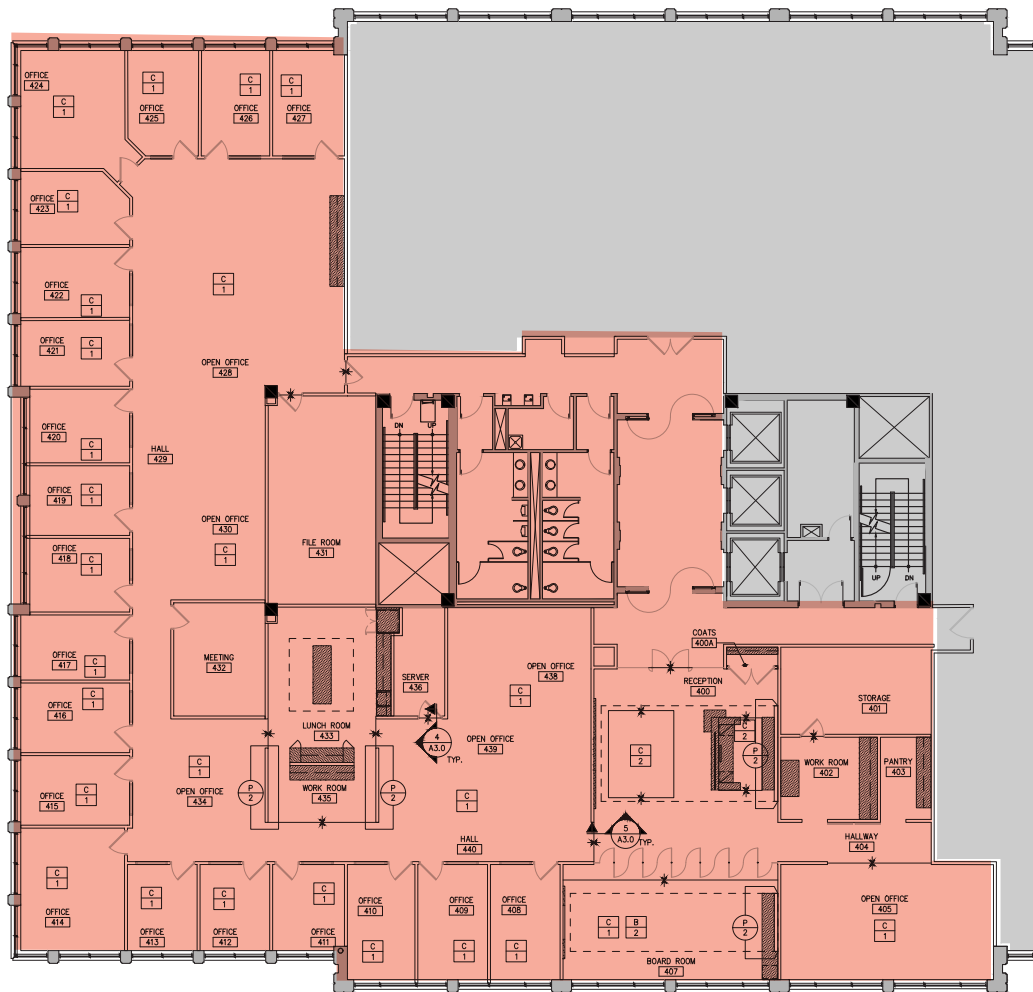
8390 E Crescent Parkway
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Suite 450

11,499 RSF

FLOOR PLAN FOURTH FLOOR

AVAILABLE AFTER 7/1/23



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Nearby Amenities

within 1 Mile:

100+
Restaurants & Bars

12+
Hotels & Lodging

100+
Banking Institutions

1

BELLEVUE PROMENADE



2

MARINA SQUARE



3

VILLAGE PLAZA



4

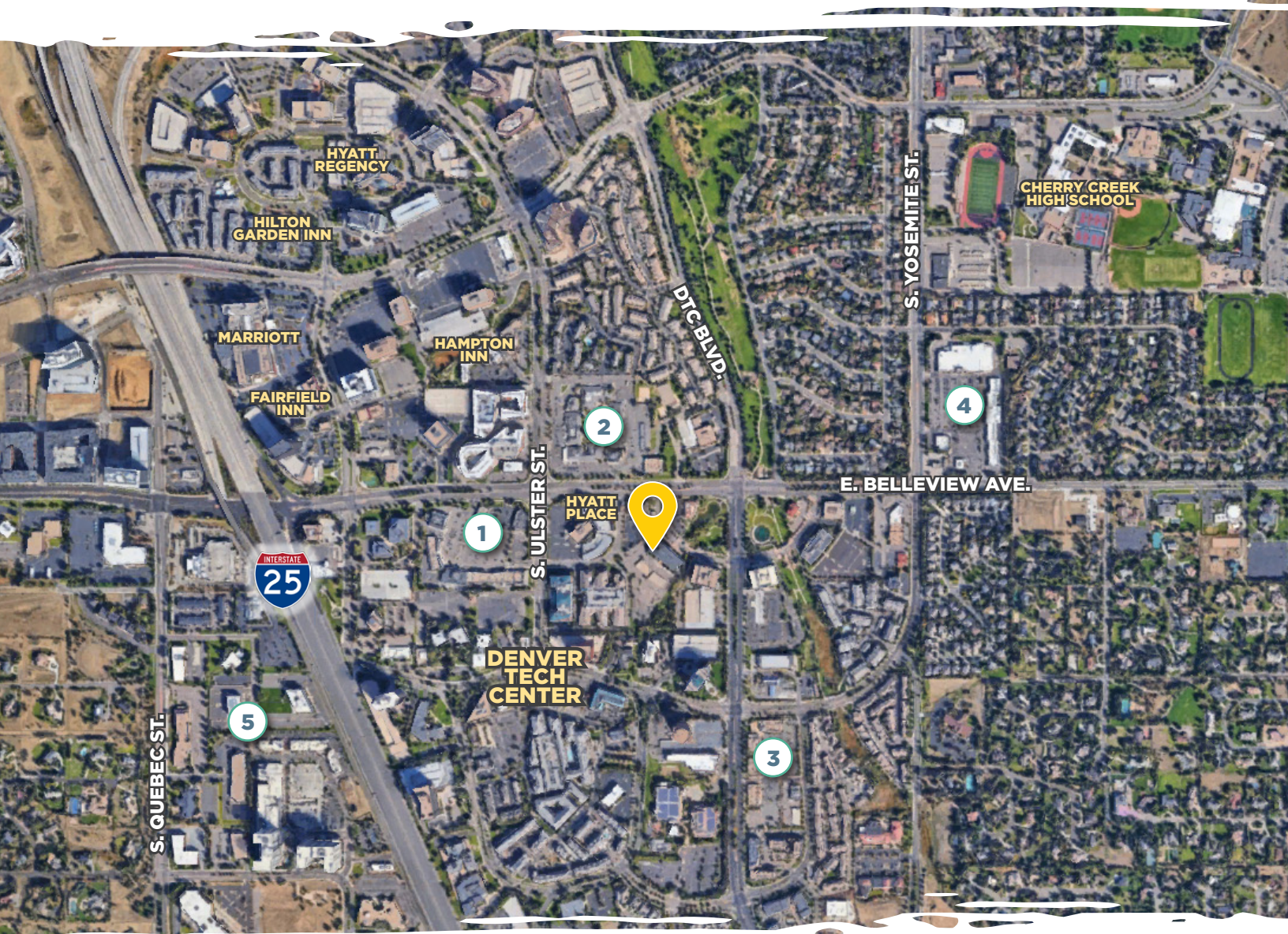
BELLEVUE SQUARE



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