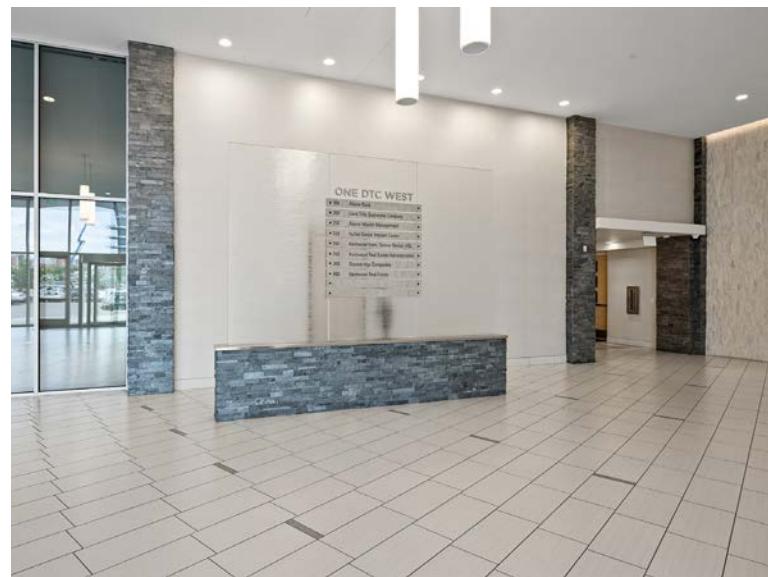


# 4949

**4949 S NIAGARA STREET, STE 250**

**Plug & Play Sublease Opportunity at One DTC West**



**PRESENTED BY:**

**Kentwood**  
Commercial

Randy Swearingen  
Senior Commercial Advisor  
303.521.7354  
Randy@KentwoodCommercial.com



## Plug & Play Office Space Available in DTC

This exceptional sublease opportunity is located in the prestigious One DTC West building in the heart of the West Denver Tech Center. Situated on the second floor, the pristine office suite offers a highly functional and well-appointed layout featuring a welcoming reception and lounge area, numerous private offices, a conference room, kitchenette, spacious training room, open work area, and ample storage. The efficient design supports a variety of team sizes and business operations. One DTC West is a recently constructed Class A office building positioned directly adjacent to Bellevue Station, providing immediate access to a vibrant mix of restaurants, retail, fitness, and personal services. The property features a striking lobby, high-end finishes, covered parking, and impressive mountain views. Its central location offers convenient connectivity to public transit as well as I-25 and I-225, making it an ideal choice for tenants seeking quality, accessibility, and a dynamic surrounding environment.

## PROPERTY DETAILS

LEASE RATE	\$23.50/SF NNN
SPACE AVAILABLE	6,288 RSF
TERM	THRU JUNE 2030
PROPERTY TYPE	OFFICE
BUILDING CLASS	A
BUILDING STORIES	4
YEAR BUILT	2018
SUBMARKET	DTC
PARKING	COVERED/SURFACE

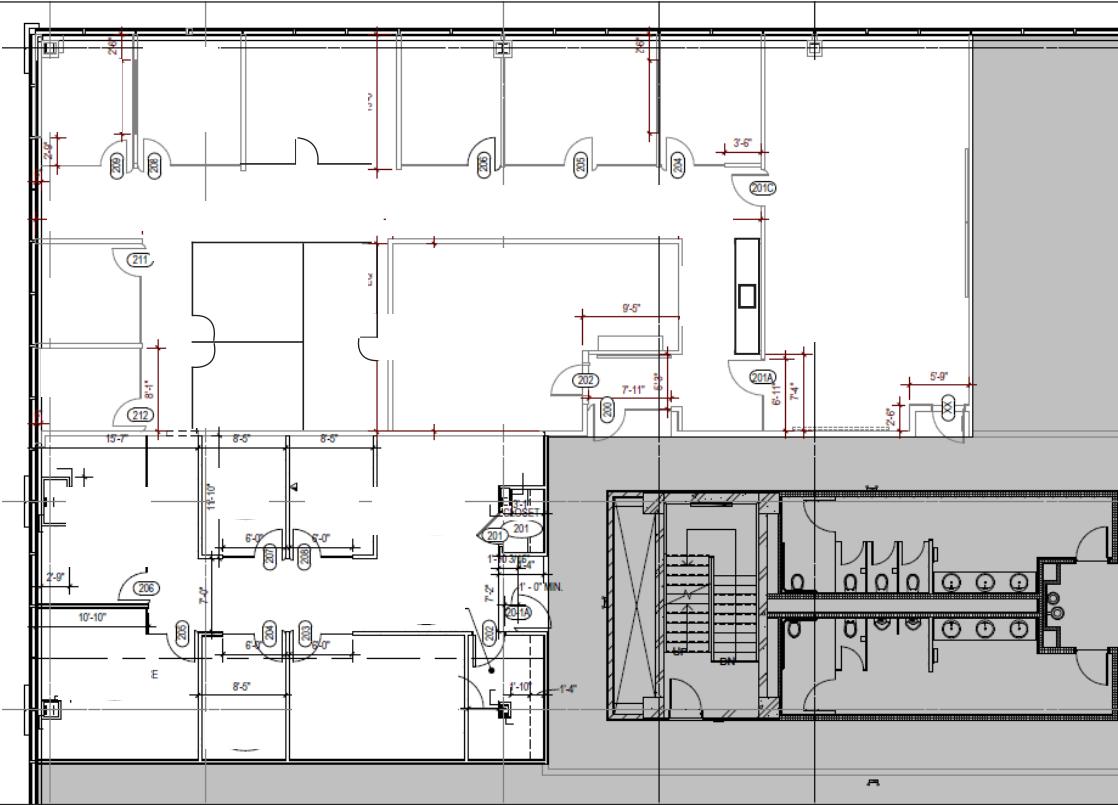


## SPECIAL FEATURES & AMENITIES



- FOUR-STORY, CLASS A OFFICE IN DTC
- AMAZING WESTERN VIEWS OF MOUNTAINS
- FLOOR-TO-CEILING WINDOWS OFFER ABUNDANT NATURAL LIGHT THROUGHOUT
- PRIVATE & SHARED OFFICES, CONFERENCE ROOMS, WORK/FILING ROOM, KITCHENETTE AND LARGE TRAINING ROOM
- HIGH-END FINISHES THROUGHOUT
- FURNITURE IS NEGOTIABLE
- EXCELLENT ACCESSIBILITY TO I-25
- EASY ACCESS TO RESTAURANTS AND RETAIL AT LANDMARK AND BELLEVUE STATION

# SPACE PHOTOS



# 4949

## 4949 S NIAGARA STREET, STE 250

### Plug & Play Sublease Opportunity at One DTC West

#### AREA HIGHLIGHTS

#### DINING/COFFEE

1. Ambli Global Fine Dining
2. Los Chingones
3. Le French
4. Corvus Coffee Roasters
5. Tap & Burger
6. Urban Egg
7. Ruth's Chris Steakhouse
8. McDonalds
9. Saverina
10. Hapa Sushi & Saki
11. Jing Denver
12. Monk & Mongoose Coffee

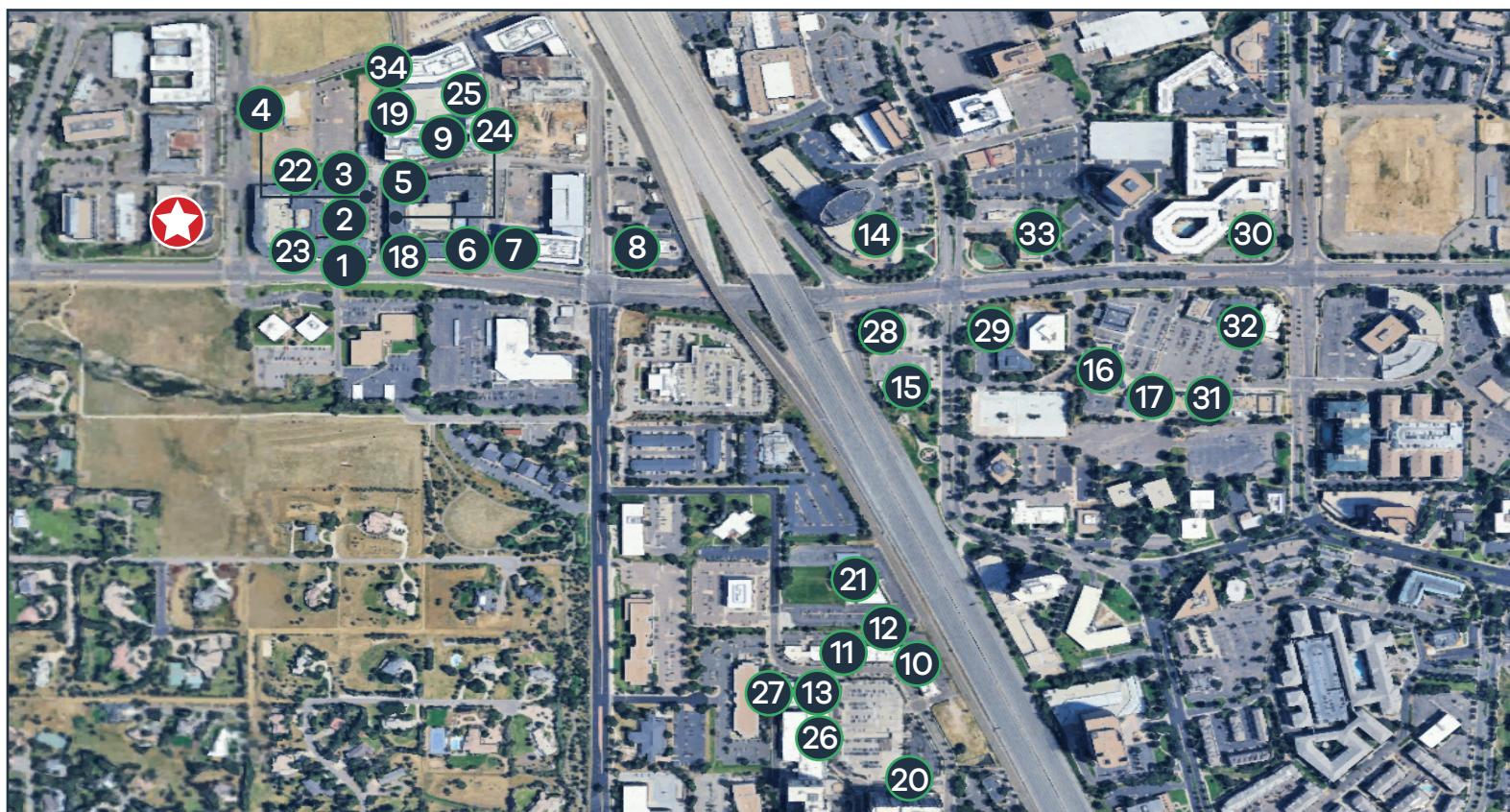
13. Pizza Republica
14. Shanahan's Steakhouse
15. Eddie V's Prime Seafood
16. Bryan's Dumpling House
17. Ocean Prime

#### WELLNESS

18. Barre 3
19. YogaSix DTC
20. CycleBar
21. TruFIT20 Workout
22. Orangetheory Fitness

#### RETAIL/SERVICES

23. A Line Boutique
24. The Nest Nail Spa DTC
25. Kimpton Claret Hotel
26. The Now Massage
27. ComedyWorks
28. FirstBank
29. Wells Fargo
30. BOK Financial
31. Tribute Barbershop
32. FedEx Office & Print
33. Bellevue Wine & Spirits
34. Purluxe Beauty Bar



**Kentwood**  
Commercial

All information deemed reliable but not guaranteed and should be independently verified. All properties are subject to prior sale, change or withdrawal. Neither listing broker(s) nor Kentwood Commercial shall be responsible for any typographical errors, misinformation, misprints and shall be held totally harmless.

Randy Swearingen  
Senior Commercial Advisor

Kentwood Commercial  
4949 S Niagara Street, Ste 400  
Denver, Colorado 80237

303-601-9285  
Solveig@KentwoodCommercial.com