

4949

4949 S NIAGARA STREET, STE 250

Plug & Play Sublease Opportunity at One DTC West



PRESENTED BY:

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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 Belleview 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

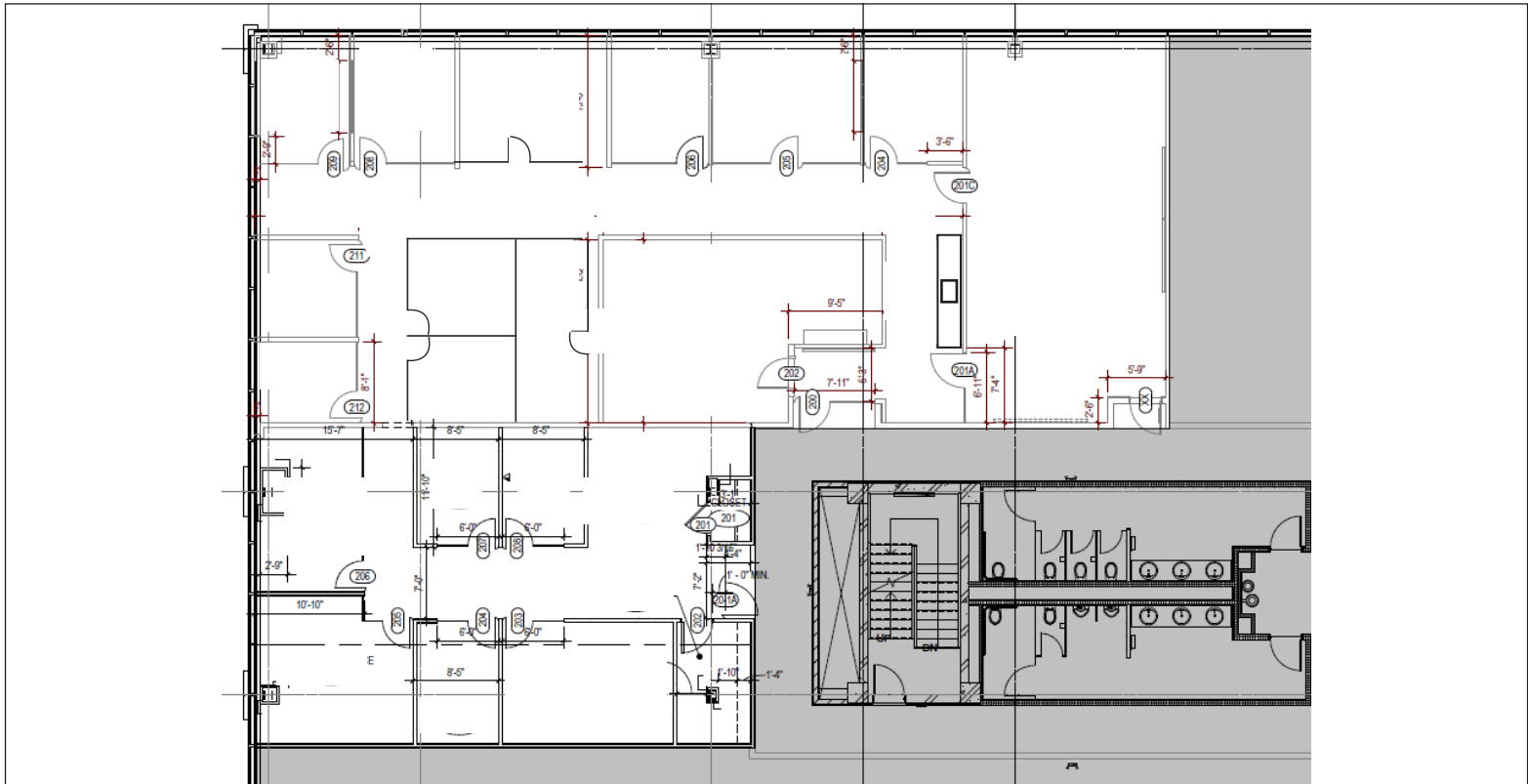
PARKING COVERED/SURFACE



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 BELLEVIEW STATION

SPACE PHOTOS



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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



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