



# DIAMOND HILL

WEST 26TH AVENUE • DENVER



GEMINI  
ROSEMONT  
COMMERCIAL REAL ESTATE®





## FLEXIBLE LEASE TERMS | MONTH-TO-MONTH | SHORT TERM OPTIONS

Located directly adjacent to Denver's Central Business District and Highlands Neighborhood, Diamond Hill offers tenants the best of both worlds and provides immediate access to Denver's trending hot spots. With four buildings that make up 374,137 SF, Diamond Hill offers the only prime corporate campus in Downtown Denver.

### Building Information

Building A - 83,635 SF

Building B - 82,284 SF

Building C - 105,889 SF

Building D - 102,329 SF

2.0/1,000 SF Parking Ratio

Flexible Floorplans & Lease Terms

### Property Features



Onsite  
Deli



Covered  
Parking



Onsite Property  
Management



Unparalleled  
Access



Tenant Conference  
Center



24/7 Onsite  
Security

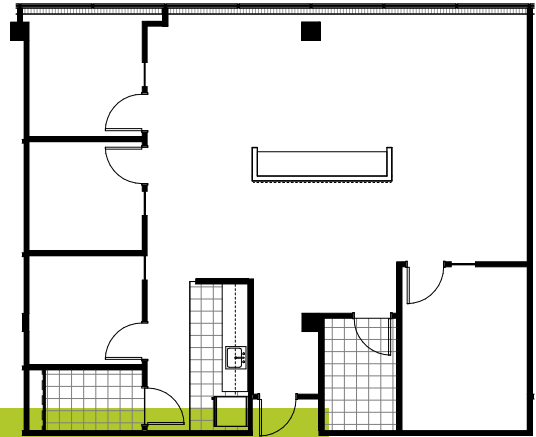


# HIGHLIGHTING MOVE-IN-READY SPACES

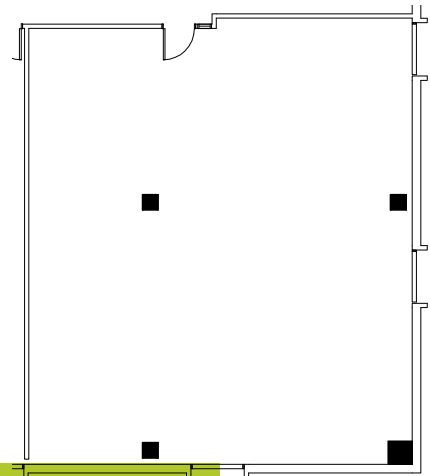
1,708 SF - 10,599 SF

## TOP TIER AVAILABILITIES

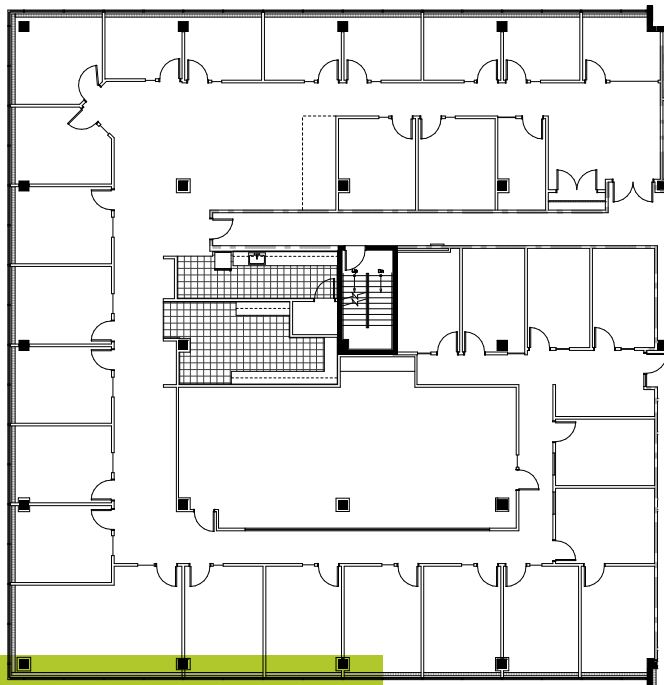
Building B	Suite 250	1,708 SF
Building B	Suite 330	1,799 SF
Building C	Suite 120	4,918 SF
Building C	Suite 255	2,042 SF
Building C	Suite 355	2,560 SF
Building C	Suite 390	10,599 SF
Building C	Suite 500	3,706 SF



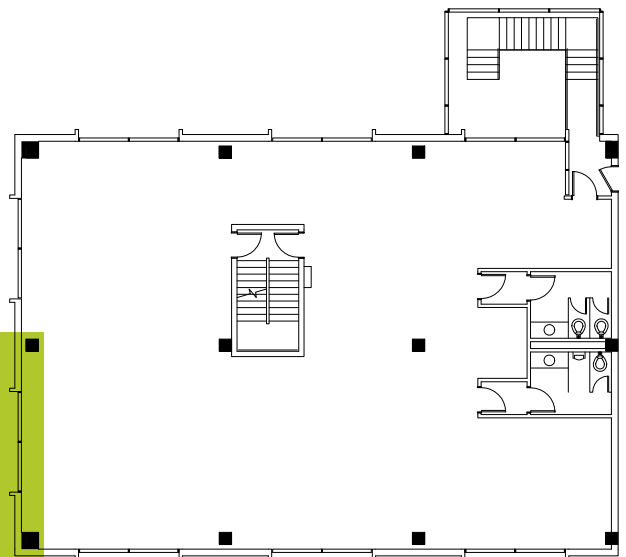
Building B | Suite 250  
1,708 SF



Building B | Suite 330  
1,799 SF

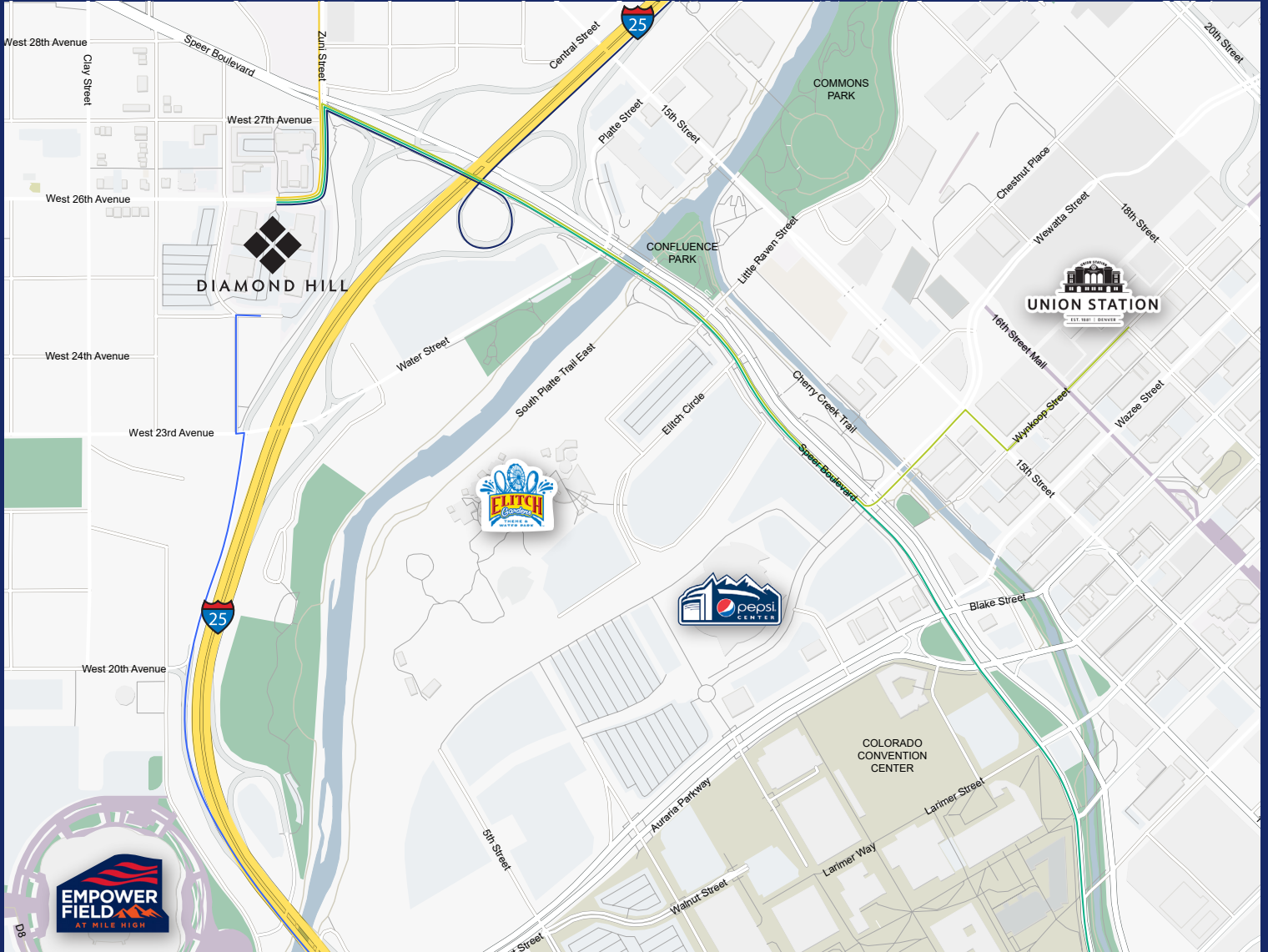


Building C | Suite 390  
10,599 SF



## PENTHOUSE

Building C  
Suite 500  
3,706 SF



- I-25 North via Speer Blvd.
- I-25 South via 23rd Ave.
- Downtown Denver via Speer Blvd.
- Cherry Creek via Speer Blvd.
- Highlands via Zuni St.

**DRIVE TIMES**

<p><b>5 min</b> Union Station</p> <p><b>20 min</b> Greenwood Village</p>	<p><b>6 min</b> RiNo</p> <p><b>20 min</b> Golden</p>	<p><b>15 min</b> Cherry Creek</p> <p><b>25 min</b> Denver Int'l Airport</p>
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