



# 2 FIFTY

AT UNIVERSITY PARK

2450 S. UNIVERSITY BLVD.  
DENVER, CO 80210



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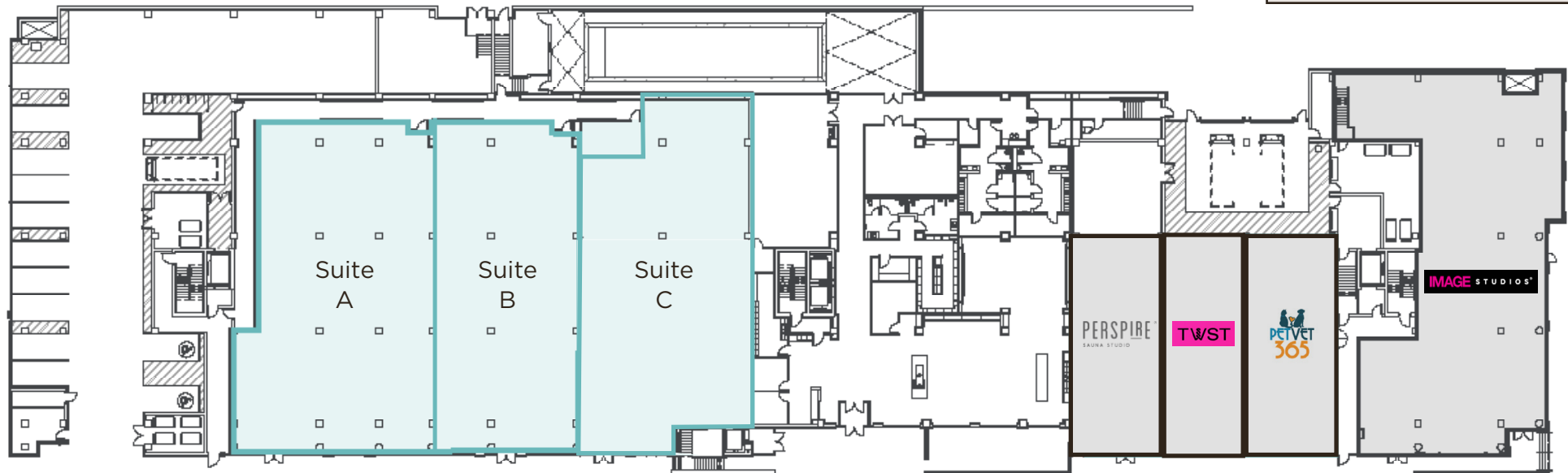
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# EXCEPTIONAL OPPORTUNITY

Nestled in the prestigious DU Neighborhood adjacent to the University of Denver, Atelier is ideally positioned for businesses targeting professionals, such as financial services, real estate firms, restaurants, or specialty fitness studios. Suites ranging from 4,890 - 6,359 RSF available

- **Variety of Suite Sizes:** Suites ranging from 4,890 to 6,359 (RSF), suitable for both small and large businesses
- **Dedicated Parking:** Dedicated retail parking within a secure garage
- **Prominent Visibility:** Located on University Boulevard with high visibility for pedestrians and vehicles
- **High Traffic Volume:** Situated in an area with heavy daily pedestrian and vehicle traffic, providing excellent exposure for walk-in businesses
- **Integrated Retail and Residential Setting:** Street-level retail in state-of-the-art residential building with 252 units

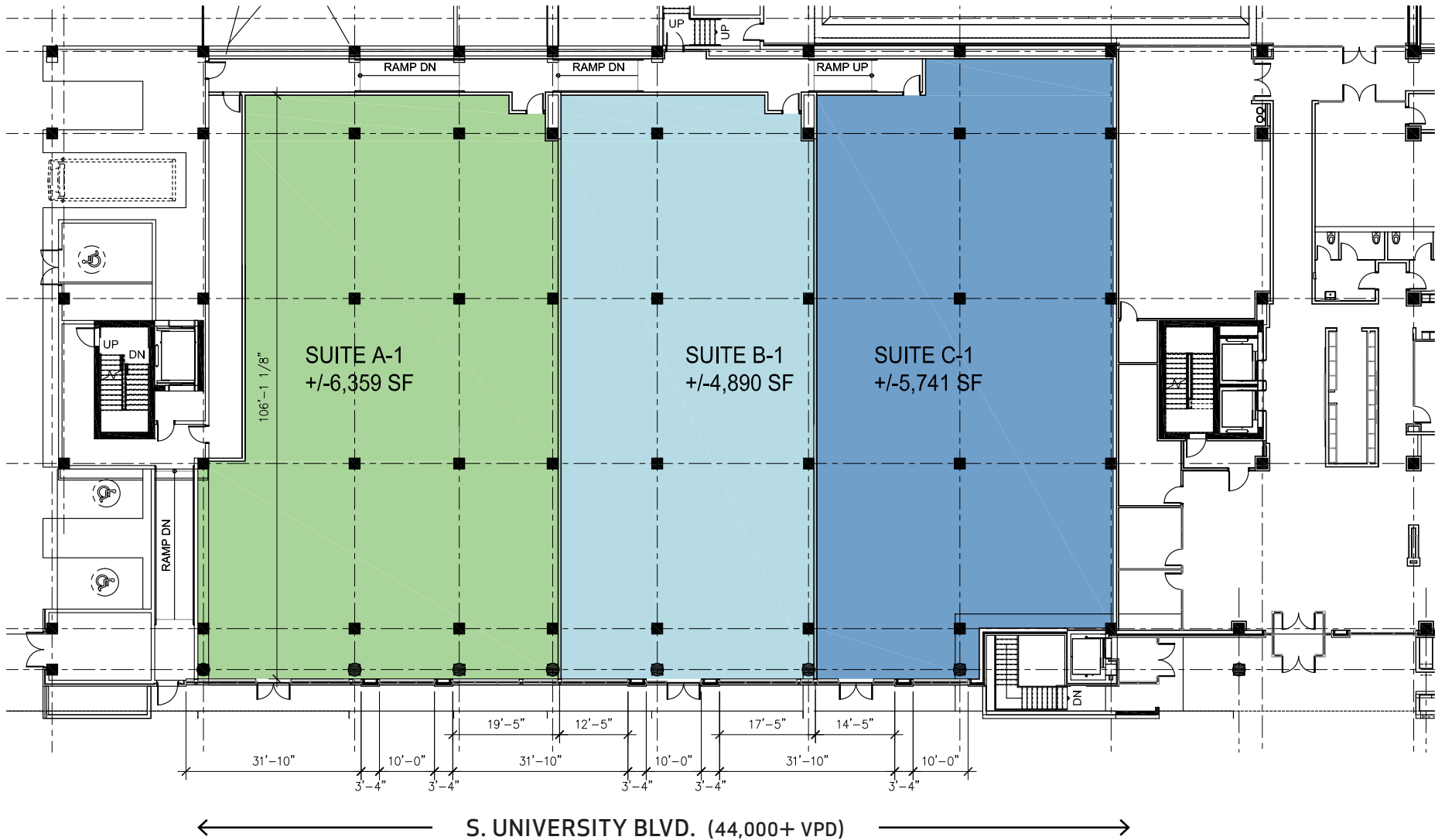
Suite #	Rentable SF	Lease Rate
A	2,575-6,360	Contact Broker
B	1,815-4,890	Contact Broker
C	1,890-5,740	Contact Broker



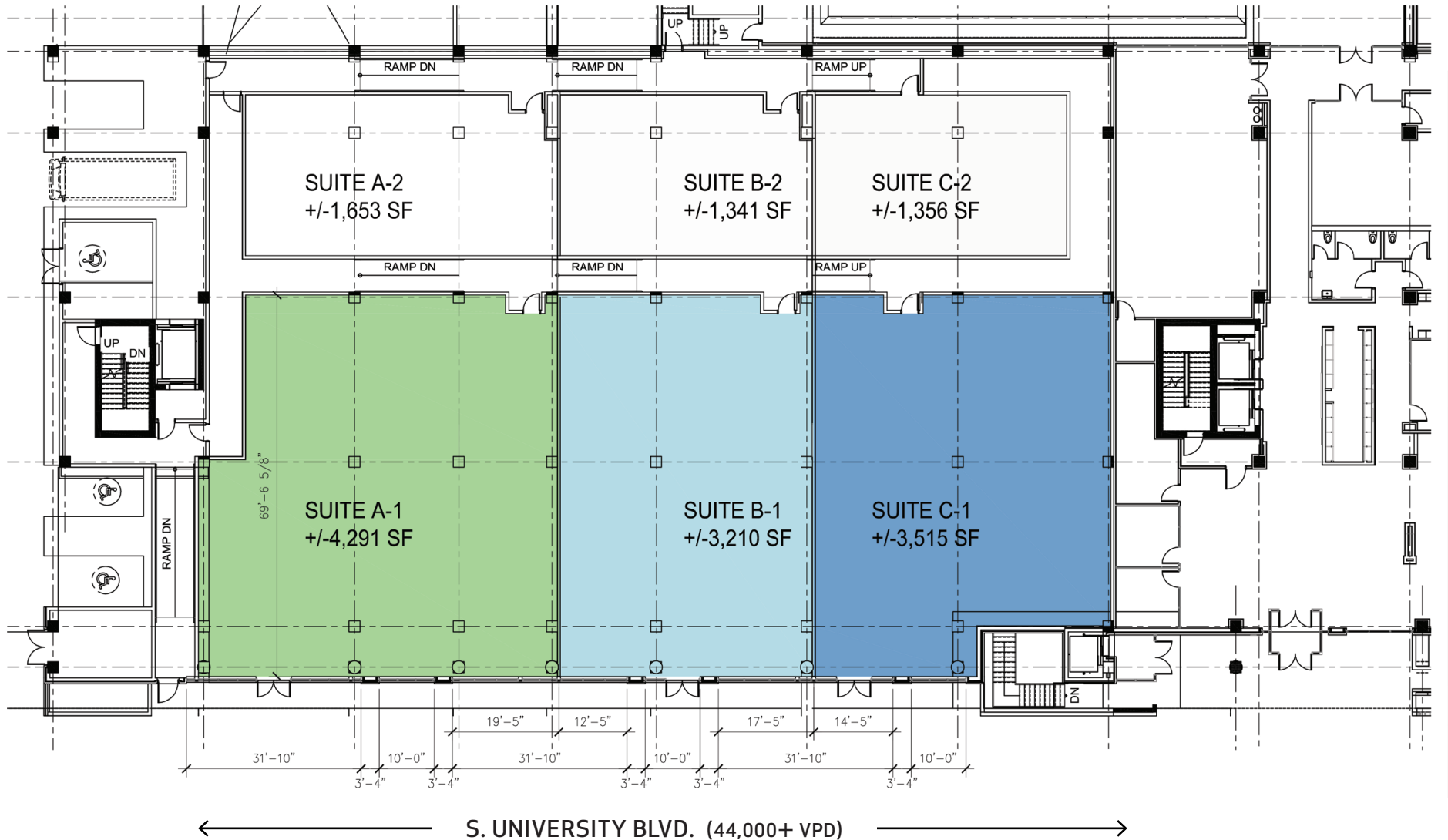
← S. UNIVERSITY BLVD. (44,000+ VPD) →

# LARGE FORMAT RETAIL OPTIONS

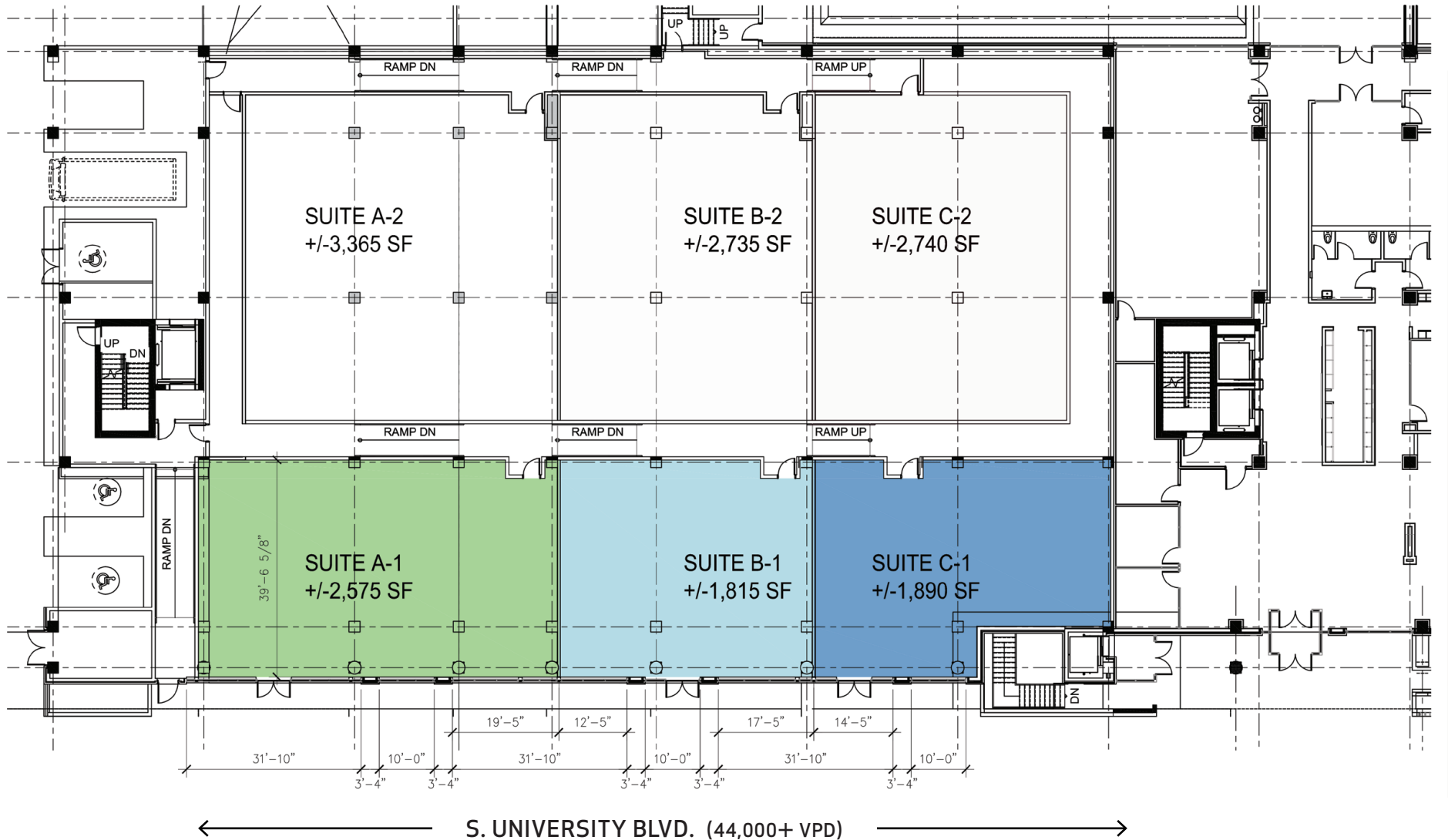
(THREE SUITES CAN BE COMBINED INTO ONE CONTIGUOUS UNIT OF ~17,000 SF)



# MEDIUM FORMAT RETAIL OPTIONS

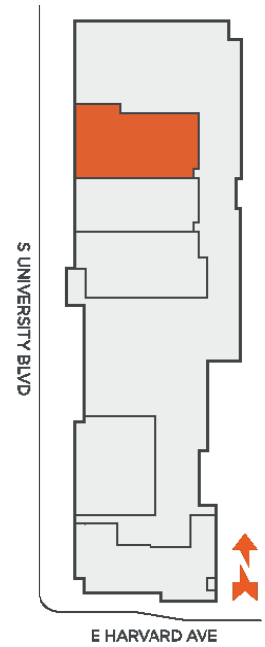
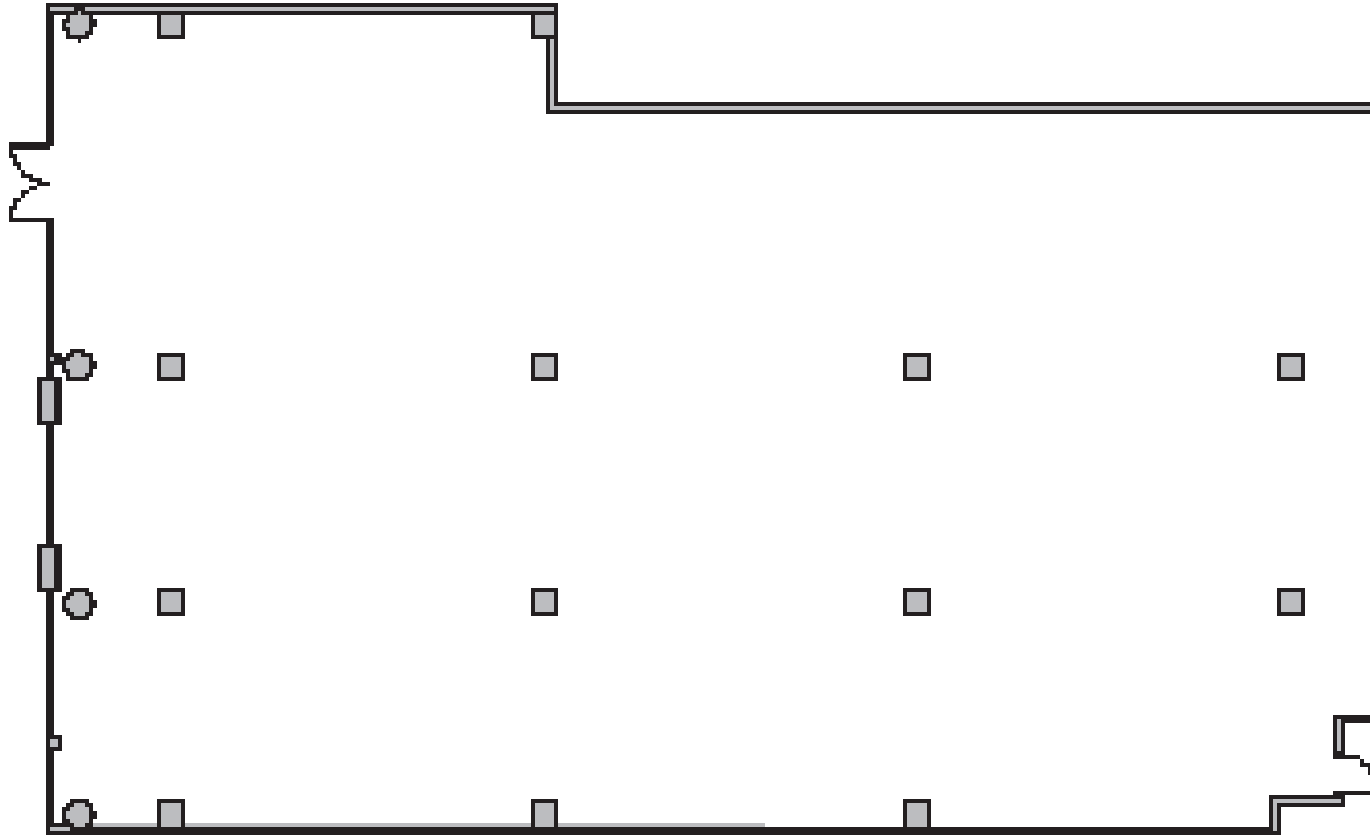


# SMALL FORMAT RETAIL OPTIONS



# 6,359 RSF AVAILABLE

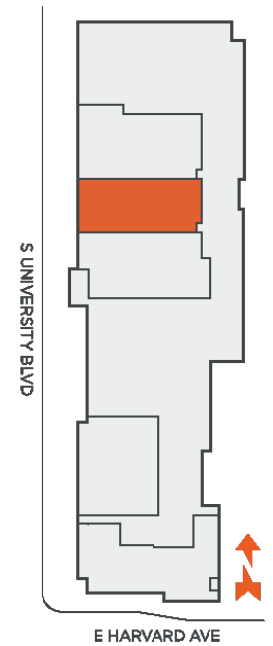
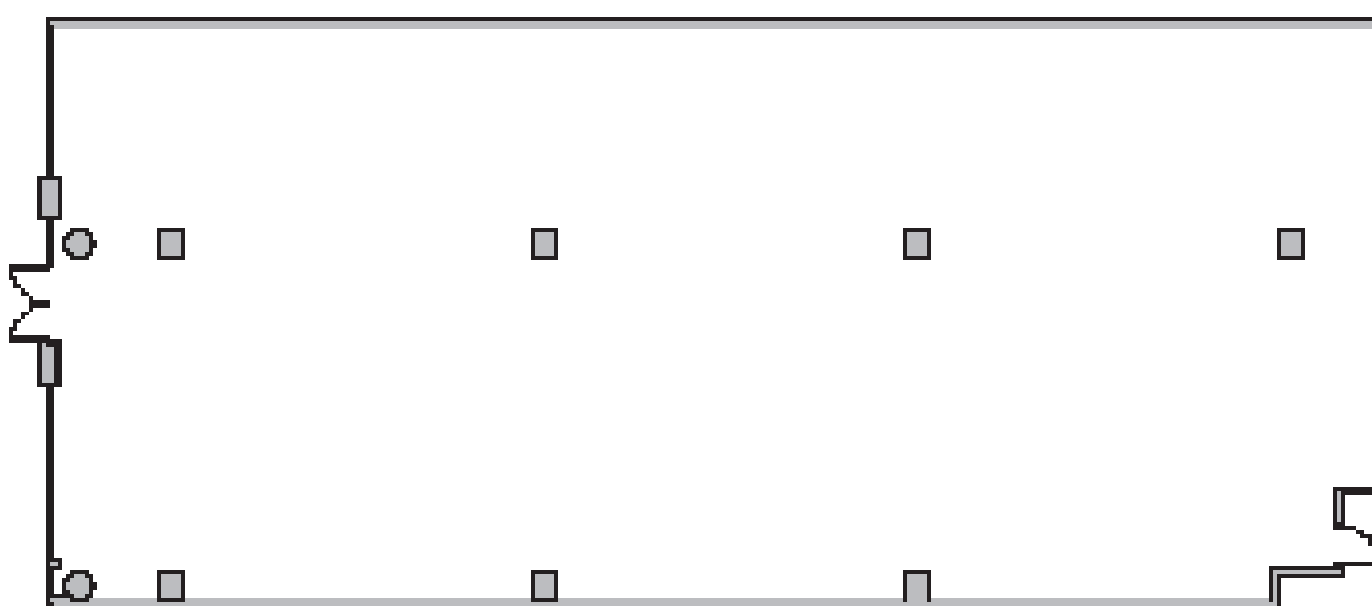
MEDICAL OFFICE / CREATIVE OFFICE / SPECIALTY FITNESS / FINANCIAL SERVICES / OTHER VARIOUS RETAIL USES



S U I T E B

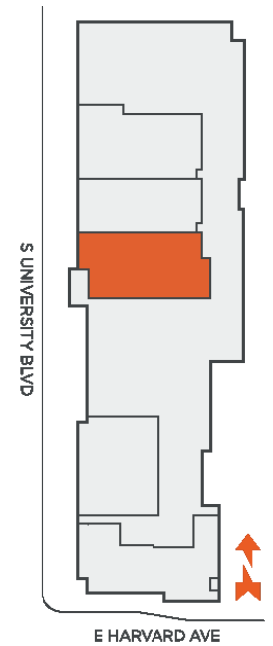
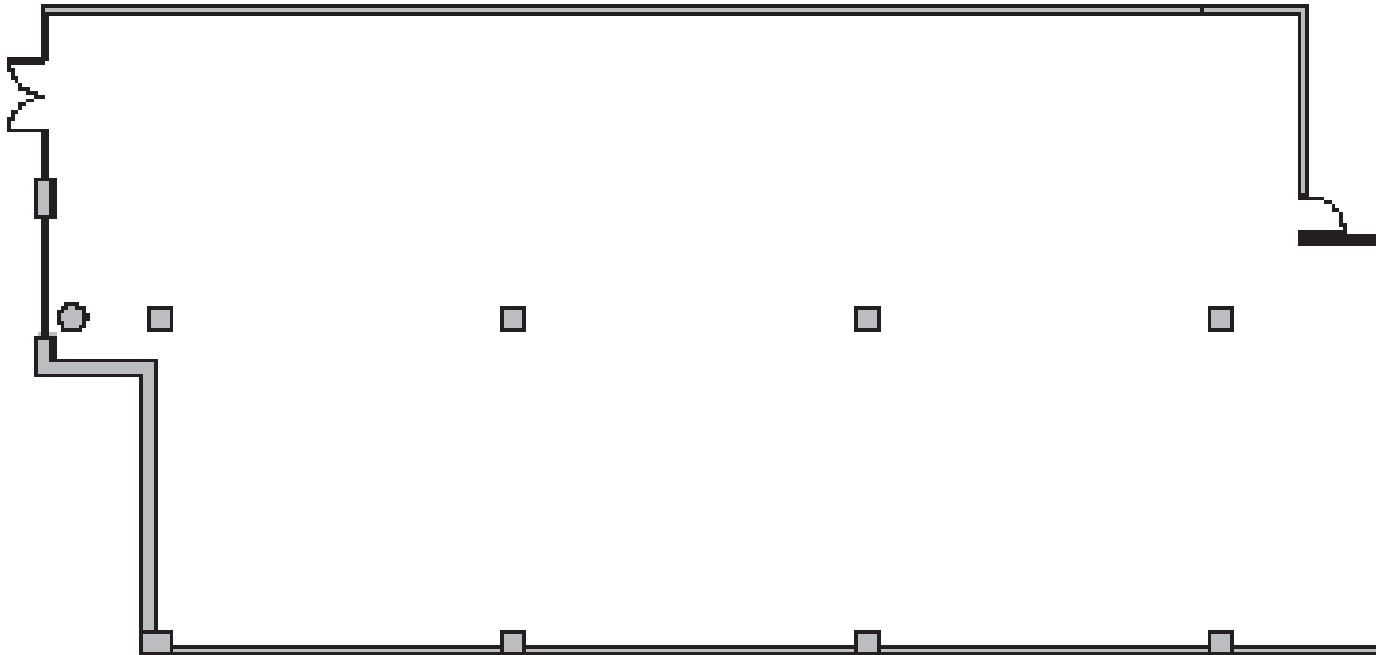
# 4,890 RSF AVAILABLE

MEDICAL OFFICE / CREATIVE OFFICE / SPECIALTY FITNESS / FINANCIAL SERVICES / OTHER VARIOUS RETAIL USES



# 5,741 RSF AVAILABLE

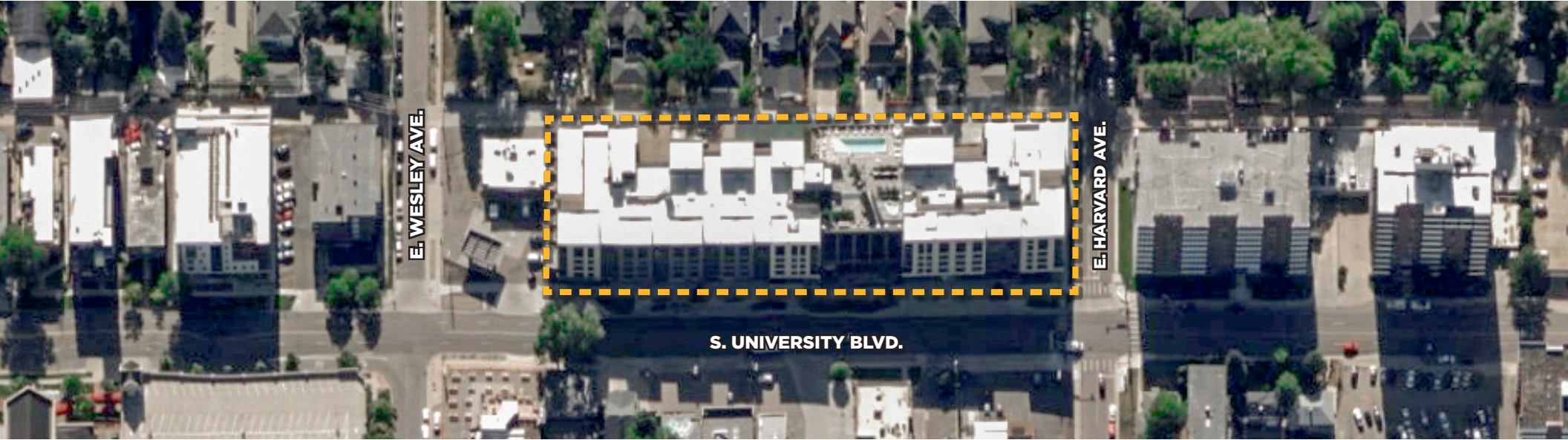
MEDICAL OFFICE / CREATIVE OFFICE / SPECIALTY FITNESS / FINANCIAL SERVICES / OTHER VARIOUS RETAIL USES





# DISCOVER LIFE AT 24 FIFTY

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# UNRIVALED LOCATION

Situated at 2450 South University Boulevard, Atelier at University Park sits just southeast of the University of Denver. Conveniently located 10 minutes from downtown and the Denver Tech Center and just 3.5 miles from Cherry Creek Shopping Center. In addition, a stop along the RTD light rail is minutes away from the community and serves as one of various nearby transit options.

## Demographics

	<u>1/2 Mile</u>	<u>1 Mile</u>	<u>3 Miles</u>
Population	<b>6,015</b>	<b>23,990</b>	<b>144,859</b>
Households	<b>2,533</b>	<b>10,967</b>	<b>69,843</b>
Average Household Income	<b>\$92,366</b>	<b>\$107,796</b>	<b>\$113,467</b>
Daytime Population	<b>4,463</b>	<b>9,263</b>	<b>87,016</b>

**WALK SCORE 77**  
**BIKE SCORE 81**

## Retail Amenities

- |                             |                        |                          |
|-----------------------------|------------------------|--------------------------|
| 1 The Pioneer Bar           | 5 Ben & Jerry's        | 9 Starbucks              |
| 2 La Belle Rosette Wine Bar | 6 Mustard's Last Stand | 10 Yum Yum Spice         |
| 3 Bank of America           | 7 Floyd's 99           | 11 Crimson & Gold Tavern |
| 4 The Ramen House           | 8 Chase Bank           | 12 Blackjack Pizza       |

## Apartment Buildings

- |                                |                           |                          |
|--------------------------------|---------------------------|--------------------------|
| ★ 1 Atelier at University Park | 5 Observatory Flats       | 9 University Lofts       |
| 2 One Observatory Park         | 6 University House        | 10 Trivium Apartments    |
| 3 Observatory Park Place       | 7 Modera Observatory Park | 11 University Park Tower |
| 4 The Muse Apartments          | 8 Vista Lofts             | 12 Dolphin Apartments    |





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