

EXCHANGE

AT BOULEVARD ONE

63 N. Quebec Street, Denver, CO 80203

EXPLORE

EXCHANGE

EXHALE



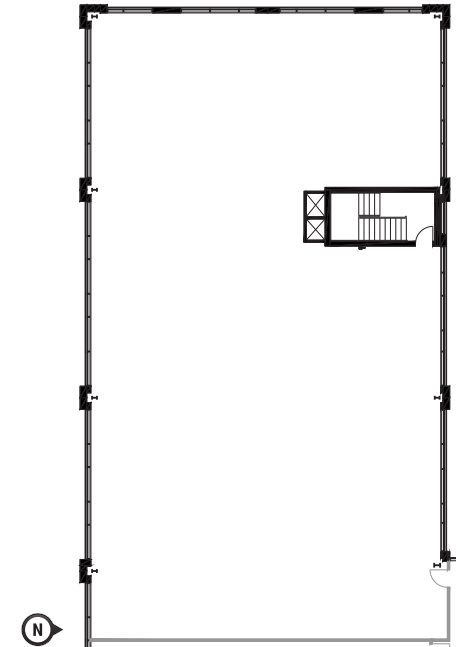
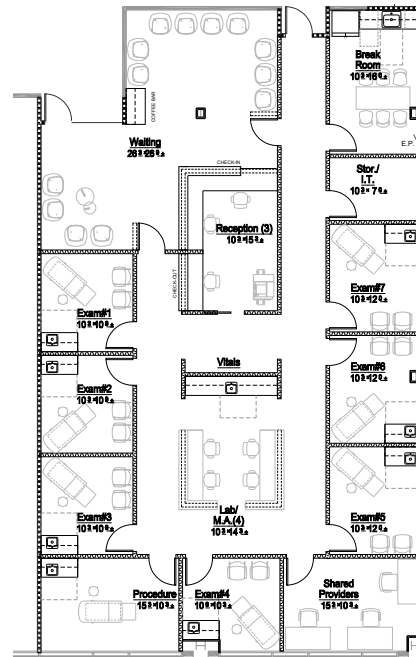
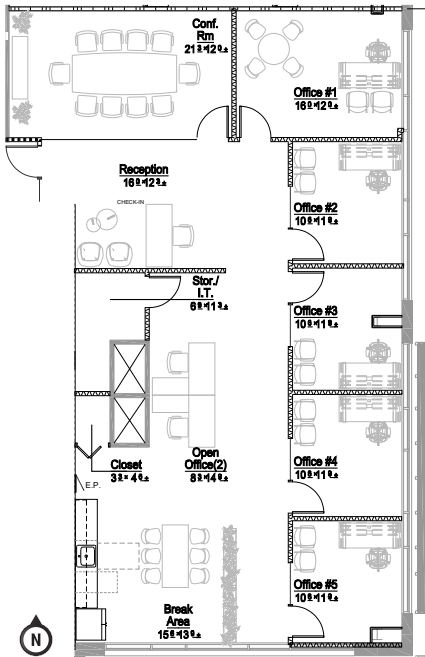
NEWMARK

 confluent
development

AVAILABILITIES

UP TO 13,645 SF AVAILABLE

Asking Rate
\$30.00 - \$32.00/SF NNN



Spec Suite 302- 2,455 RSF

Under construction, delivering 2Q24

- Elevator Identity
- 5 perimeter offices
- Reception area
- 10-person conference room
- Open area for 2 workstations
- Collaborative break area.

Suite 303 - 3,539 RSF

Hypothetical medical office spec suite, currently in whitebox condition

- Elevator Identity
- Waiting area for 13 patients with reception
- Seven exam rooms
- Procedures room
- Shared providers room
- Enclosed break room
- Vitals wet area and lab

Suite 304 - 7,651 RSF

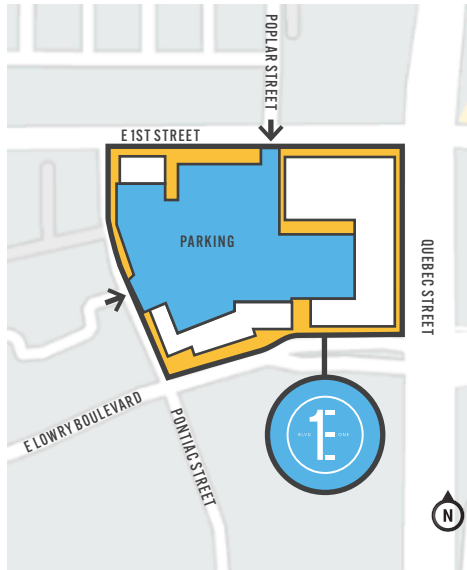
New construction, whitebox condition

- Contiguous with Suite 302 and 303 for 13,645 SF
- Elevator Identity
- Western views
- Three sides of glass offering excellent natural daylight
- Ready for tenant improvements customize your space

PROPERTY HIGHLIGHTS



486 public parking spaces available



In close proximity to the Lowry Dining District, Lowry Town Center, Community Park and Sports Complex and Wings Over the Rockies

Designed for Sustainability

- LEED for Neighborhood Development Location
- Access to quality transit
- Surrounding Density and Diverse Uses
- Optimize Energy Performance
- Daylight



GROCERY / RETAIL



HEALTH & WELLNESS



DINING



MUCH MORE



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