

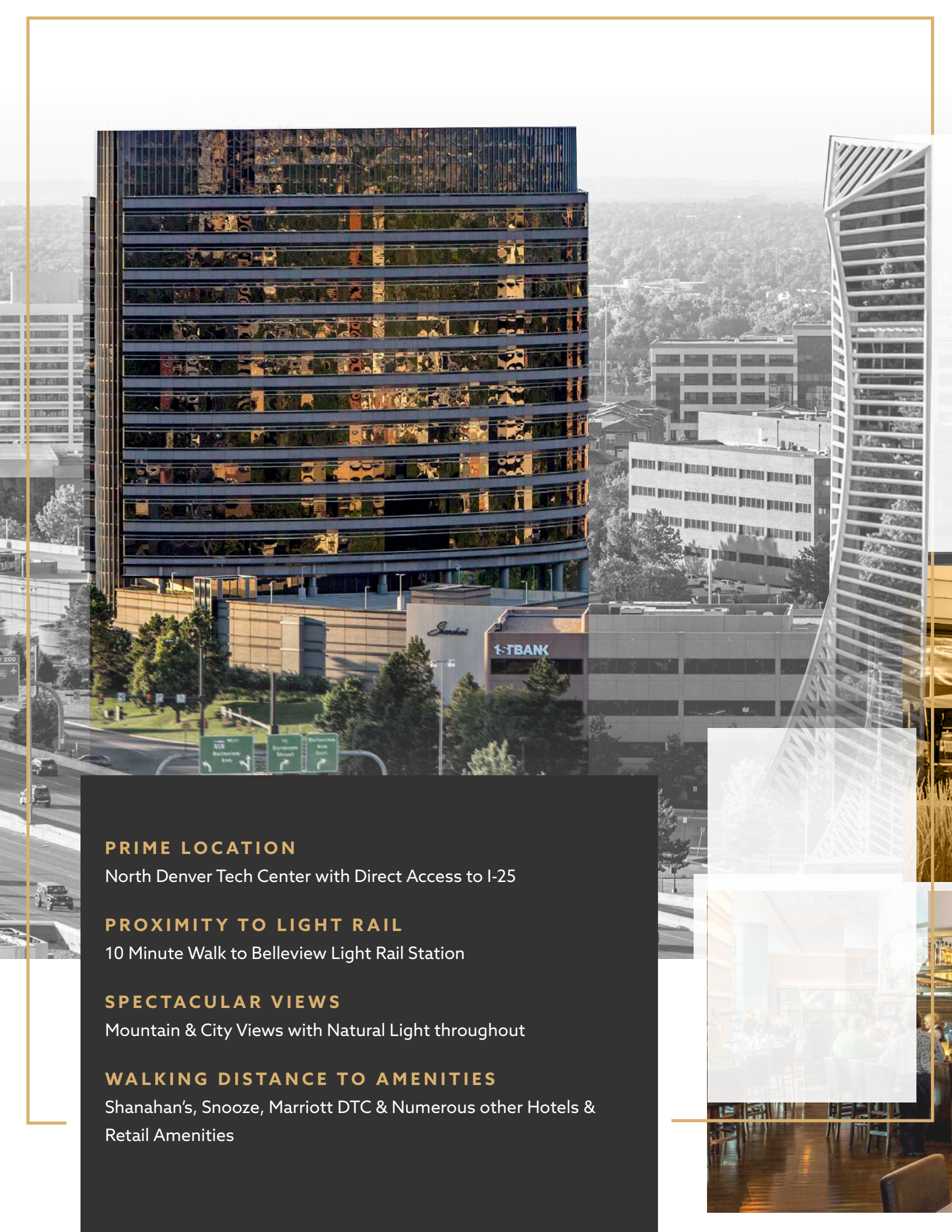
5075

SOUTH SYRACUSE

**10,000 SF - 65,190 SF
AVAILABLE FOR SUBLEASE**

FLOORS 4-6 AVAILABLE
THROUGH APRIL 30, 2028

CBRE



PRIME LOCATION

North Denver Tech Center with Direct Access to I-25

PROXIMITY TO LIGHT RAIL

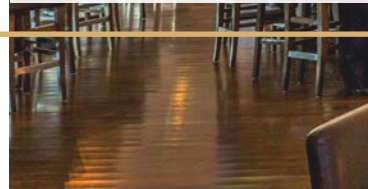
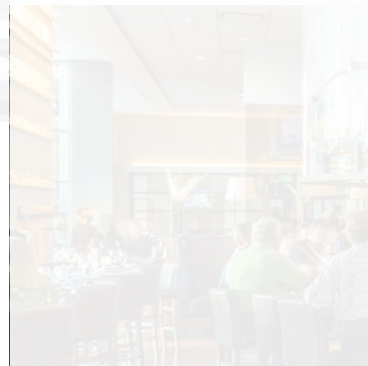
10 Minute Walk to Bellevue Light Rail Station

SPECTACULAR VIEWS

Mountain & City Views with Natural Light throughout

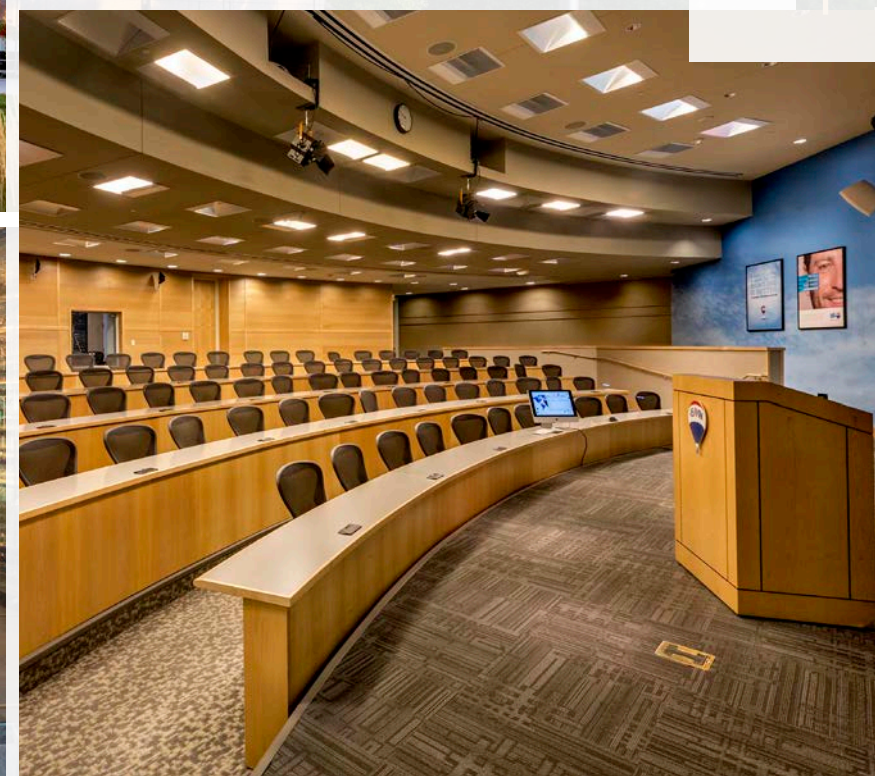
WALKING DISTANCE TO AMENITIES

Shanahan's, Snooze, Marriott DTC & Numerous other Hotels & Retail Amenities



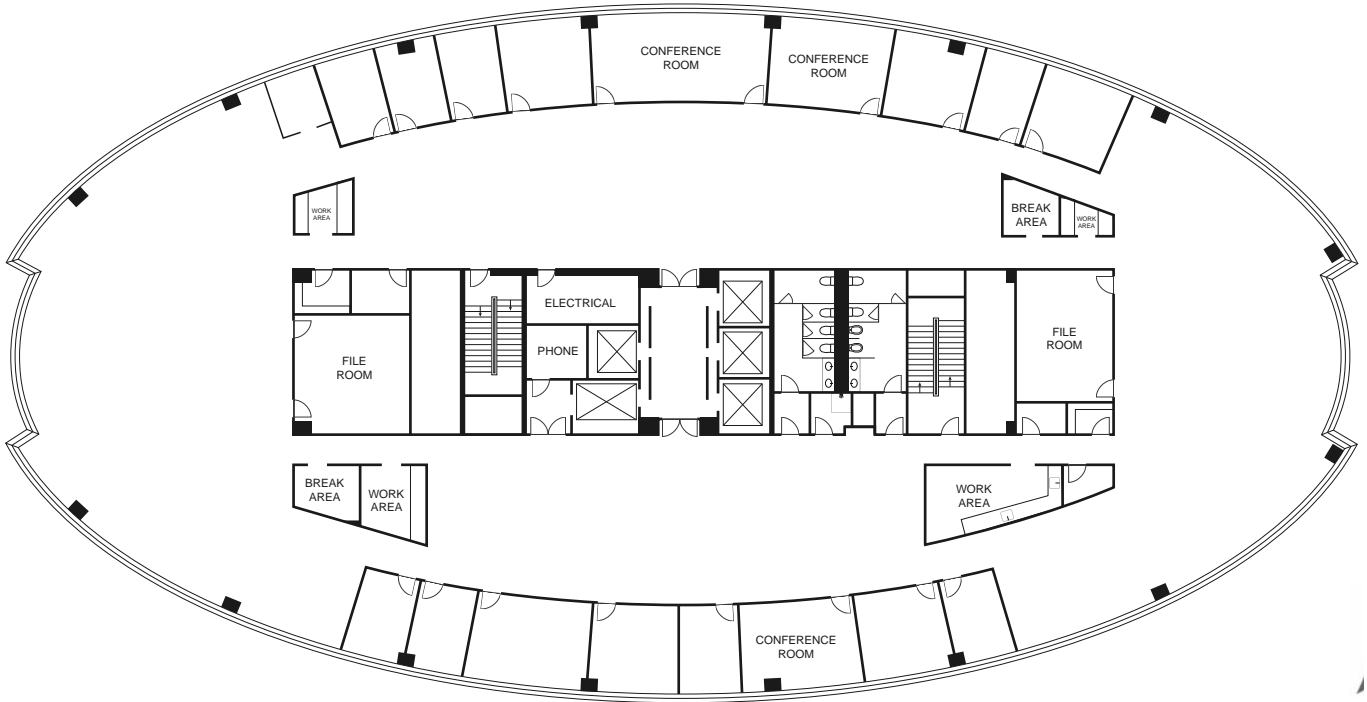
BUILDING INFORMATION

- 231,471 Total RSF
- State of the Art Training/Conference Facility that Seats up to 80 People with full A/V Capabilities
- Additional 30 Person Conference Room
- 3rd Floor Fitness Facility with Showers & Lockers
- 24/Hour Security Guard
- Dining Facility with Vending Machine & Game Area
- Ample Covered Parking Ratio at 4:1,000 RSF
- 21,730 RSF Floorplate
- Built in 2007

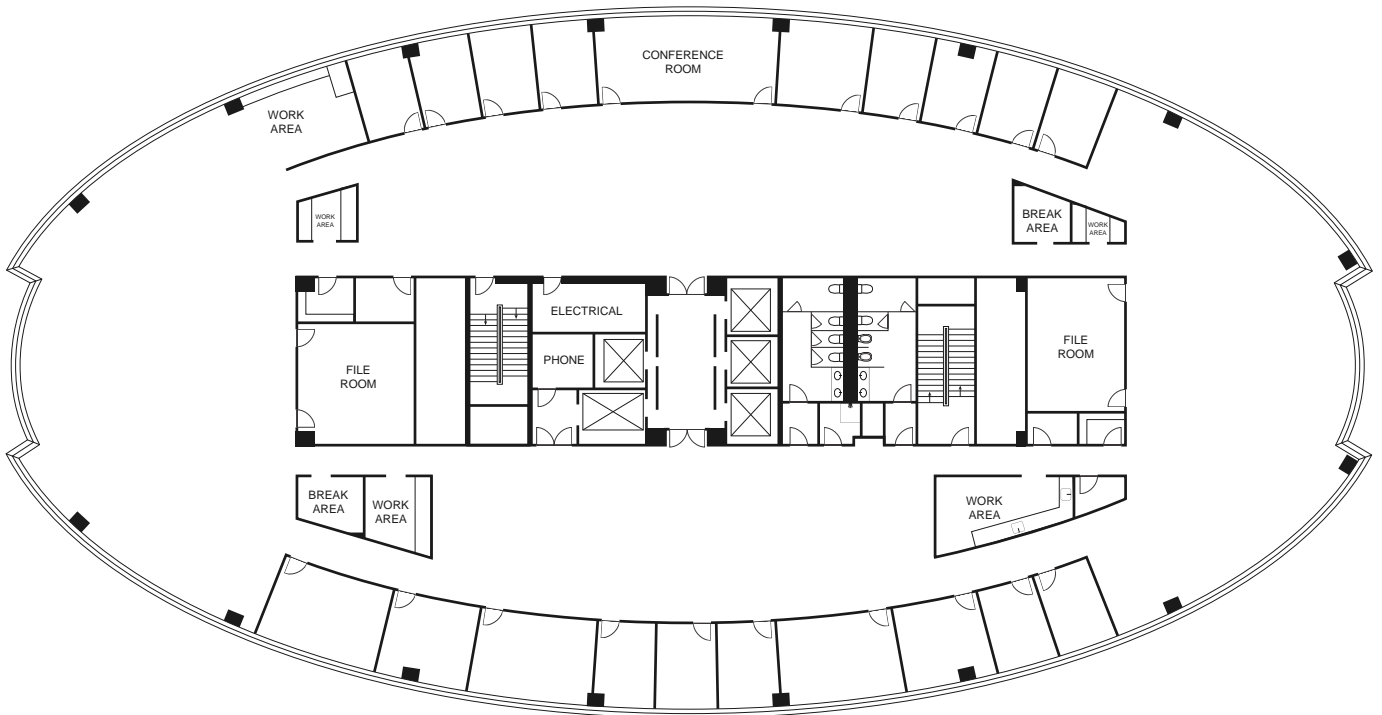


FLOORPLANS

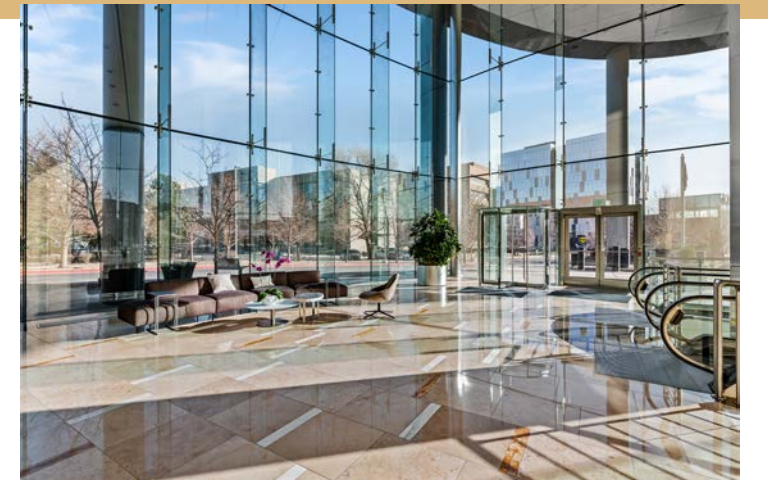
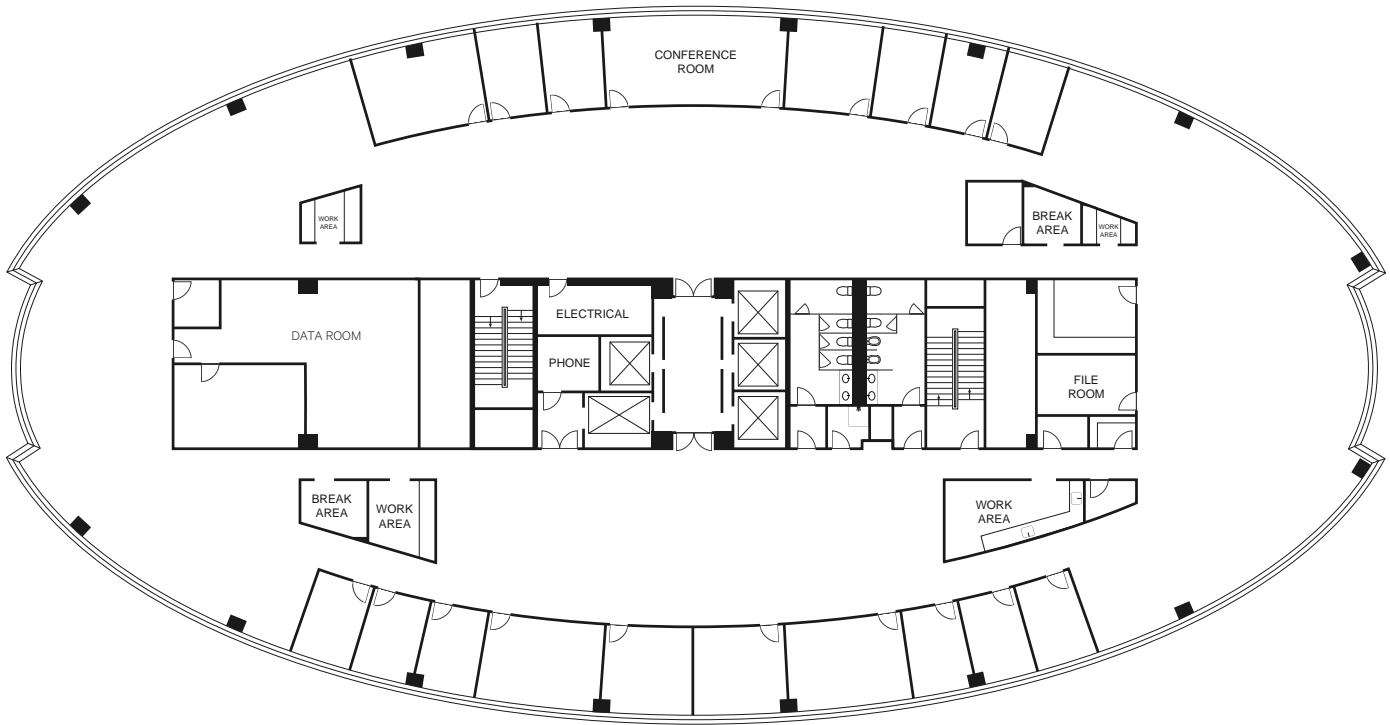
4TH FLOOR 21,730 RSF



5TH FLOOR 21,730 RSF



6TH FLOOR 21,730 RSF



5075

SOUTH SYRACUSE



BELLEVUE STATION
 Los Chingones
 Tap & Burger
 Sushi-Rama
 Ambli Global
 Urgan Egg Eatery
 Le French

BELLEVUE STATION

Ruth's Chris Steak House

Shanahan's

Pappadeaux Seafood Kitchen

First Bank
 Eddie V's Prime Seafood

THE LANDMARK
 Slattery's Irish Pub
 Pizza Republica
 Bad Daddy's Burger Bar
 Yann's Greek Restaurant
 Monk & Mongoose Coffee

Jing
 Ted's Montana Grill
 Hapa Sushi
 Early Bird Breakfast

Hilton Garden Inn

Marriott

Fairfield Inn & Suites

Snooze Eatery

Griffin Tavern

Wells Fargo

Hyatt Regency

ULSTER TERRACE
 Darcy's Bistro & Pub
 Panera Bread
 Qdoba

Hampton Inn

BELLEVUE PROMENADE

Ocean Prime	Maria Empanada
Chipotle	Larkburger
Key Bank	Fit Kitchen
Noodles & Co.	Bara Sushi & Grill
Starbucks	Original Pancake House

TUK TUK Thai Grill
 South Garden
 Dam Grille
 La Fogata
 FelFel Mediterranean

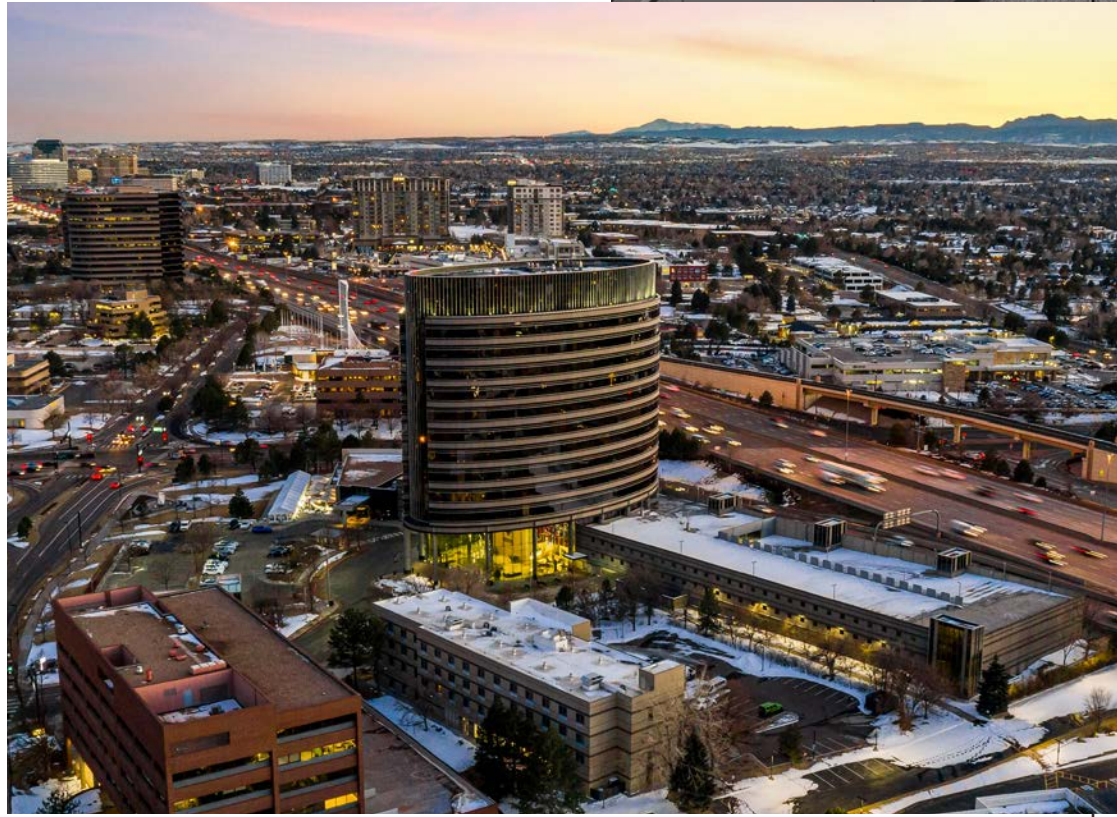
Potbelly Sandwich Shop
 Teriyaki Madness
 Clean EatZ
 Black Rock Coffee

MARINA SQUARE
 Zane's Italian Bistro
 Which Which
 Poke City
 BBVA Compass Bank

US Bank

YaYa's Euro Bistro





CHECK THE BOX



Denver Address



Western Facing Views



Fully Amenitized Building



Access to Light Rail



Easy Highway Access



Walking Distance to Restaurants, Retail and Hotels

5075

SOUTH SYRACUSE
DENVER, CO 80237

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