



# DTC TECH

7595 & 7601 Technology Way, Denver, CO





# DTC TECH

LOCATED IN THE HEART OF  
**THE DTC SUBMARKET**



**LOCATION**  
DENVER, CO



**PROPERTY SIZE**  
385,990 RSF  
7595: 195,788 RSF  
7601: 190,202 RSF



**BUILDINGS**  
2



**FLOORS**  
6 STORIES EACH



**FLOOR PLATE**  
7595: 32,750 RSF  
7601: 29,500 RSF



**PARKING**  
7595: 4.3 :1,000/SF  
7601: 3.9: 1,000/SF

# Welcome to **DTC TECH**

DTC TECH is a Class A two-building campus located in the heart of the Denver Tech Center ("DTC") submarket, one of Denver's most established and coveted suburban office markets. The property has good exposure to two interstate highways and sits in close proximity to the Belleview Light Rail Station, hotel and retail amenities and a new multifamily development.

The campus is comprised of two six-story buildings, each with connectivity to its own adjacent parking structure. The property is one of the highest quality office complexes in the DTC submarket and has undergone a recent renovation to enhance the campus amenities, which consist of fitness centers, conference facilities and an on-site café. The property's efficient floor plates and attractive mountain views are ideal for corporate users.



# Property FEATURES



## 7595 TECHNOLOGY WAY





Heavily Landscaped, Expansive  
Courtyard with Lawn Areas,  
Outdoor Amphitheater, Fire Pits &  
Shade Gardens



On-Site Café and Coffee  
Bar in Lobby



Renovated Lobby with Sizeable  
Tenant Lounge Connected to  
Courtyard



Walking Distance to  
Bellevue Station



Direct Access to I-25 & I-225



100 Seat Conferencing Facility /  
Training Room with WIFI



Fitness Center with  
Showers and Lockers





# Property FEATURES



## 7601 TECHNOLOGY WAY







Cathedral Ceilings in Lobby



Light-Filled Reception Area



Bright Elevator Entry



Spacious Lounge Area



Large Open Lounge



Outdoor Patio



Fitness Center





# Denver

## WORKFORCE TALENT

**7<sup>TH</sup>**

fastest growing large  
labor market in the US

**6<sup>TH</sup>**

highest ratio of residents  
with bachelor's degree  
or higher

**12<sup>TH</sup>**

largest tech  
talent workforce

**400,000**

new jobs have been  
created in Colorado over  
the last 10 years

**#2**

largest aerospace  
economy in the nation  
(employment increasing by 30.1% in  
the last 5 years)

**\$11.4 Billion**

annually in revenue from  
Colorado's energy and  
natural resources industry



# DTC Submarket

## LABOR DEMOGRAPHICS

(5mi. Radius)

### Economy Overview



**334,216**  
Population

Population grew by 37,502 over the last 10 years and is expected to grow nearly 20,000 over the next 5 years



**83.7%**  
Employment Rate

The employment rate is 1.41 times higher than the national average of 59.23%



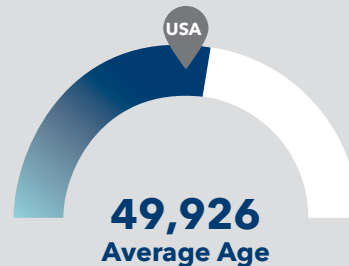
**\$112,126**  
Average Earnings

Average earnings are 48% higher than the national average of \$54.1K

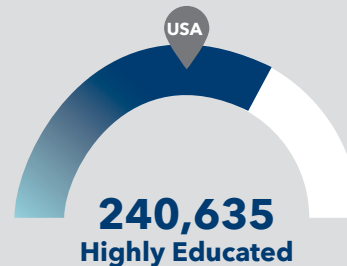
### Population Characteristics



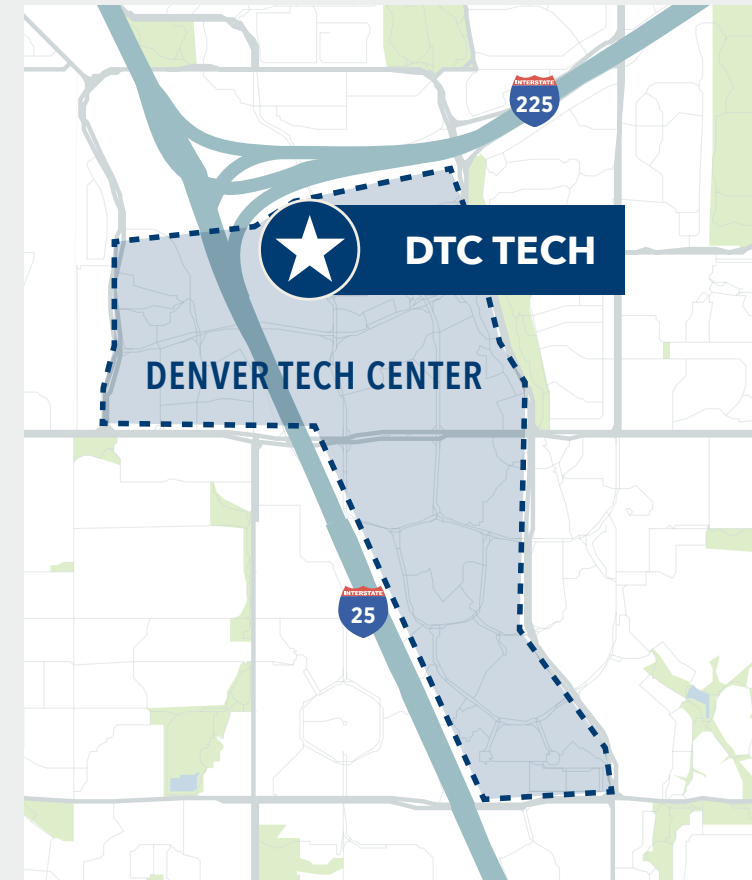
Number of Millennials projected to grow 5.3% over the next 5 years



14.9% of the population is between ages 25-34



72% of the population hold a bachelors, graduate, or professional degree





# Property LOCATION

## Hotels

1. Extended Stay America
2. Fairfield Inn & Suites by Marriott
3. Hampton
4. Hilton Garden Inn
5. Hyatt Place
6. Hyatt Regency
7. Marriott Hotels
8. Motto by Hilton

## Restaurants

1. Black Rock Coffee
2. Blue Ocean Asian Cafe
3. Blue Sky Cafe
4. Cafe One Dtc
5. Chianti Ristorante Italiano
6. Craft Deli
7. Eddie V's Prime Seafood
8. Java Joint
9. Jersey Mike's
10. Pappadeaux Seafood Kitchen
11. Pappas Bar-B-Q
12. Pint Brothers
13. Potbelly Sandwich Works
14. Prentice Cafe
15. Qdoba Mexican Grill
16. Root 25 Taphouse and Kitchen
17. Shanahan's Steakhouse
18. Snooze Eatery
19. Teriyaki Madness
20. The Garden Grille & Bar
21. The Griffin Tavern
22. The Sandwich Board
23. Wendy's
24. YaYa's Euro Bistro
25. Zane's Italian Bistro

## Retail Centers

### 1. Bellevue Station

Corvus Coffee  
Le French Bakery & Cafe  
Los Chingones  
Playa Bowls  
Ruth's Chris Steak House  
Sushi-Rama & Osaka Ramen  
Tap & Burger Bellevue Station  
Urban Egg A Daytime Eatery  
Yampa Sandwich Co.  
A Line Boutique  
Barre3  
Movet  
The Nest Nail Spa  
OrangeTheory  
YogaSix  
Matthew Morris Salon  
Western Union  
TD Ameritrade

### 2. Bellevue Promenade

Ocean Prime Denver Tech Center  
Chipotle Mexican Grill  
The Original Pancake House  
Enso Sushi & Grill  
Bird Bakery  
Starbucks  
FedEx  
KeyBank

### 3. Bellevue Square

Bonefish Grill  
Einstein Bros Bagels  
Starbucks  
Glacier Homemade Ice Cream  
Subway  
AT&T Store  
T-Mobile  
UPS Store  
Chase Bank

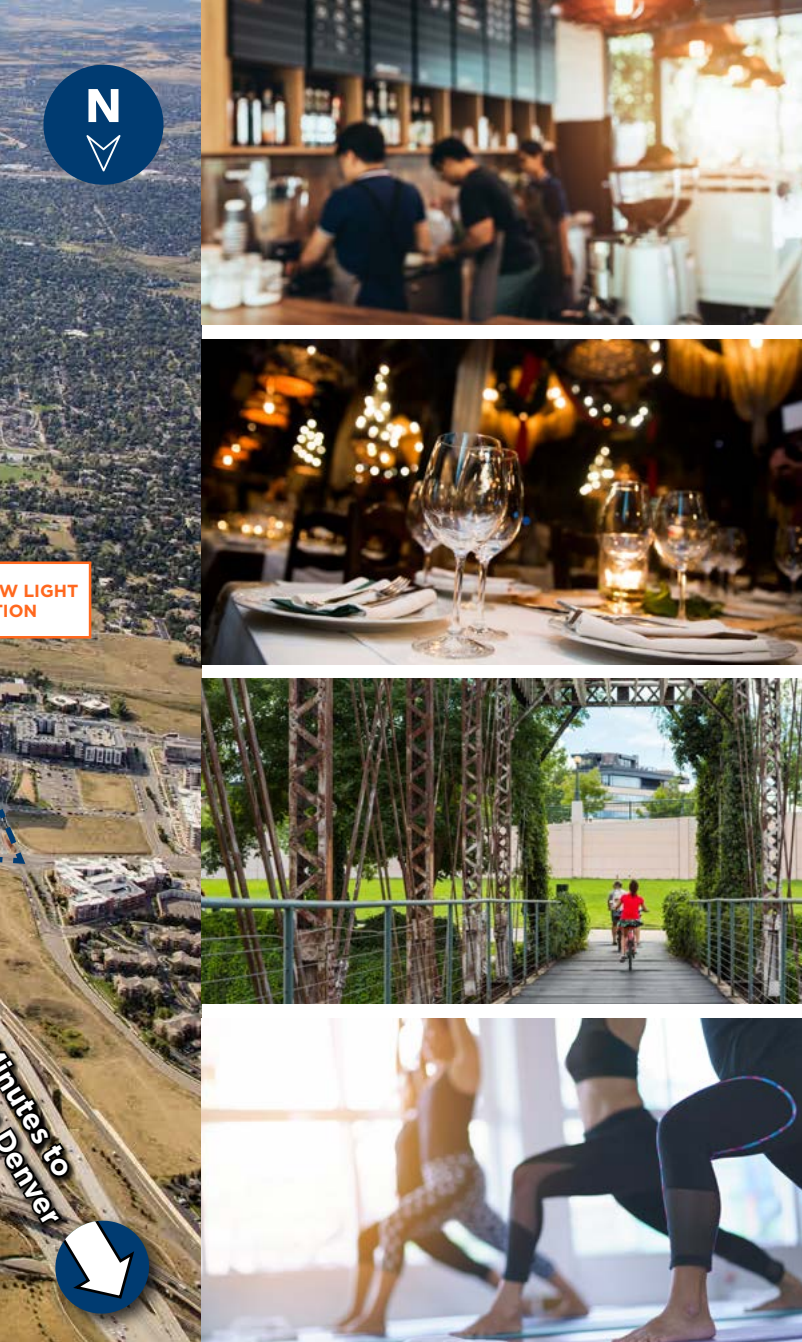


**5 MINUTES**  
to Cherry Creek Trail



**9 MINUTES**  
to Bellevue





W LIGHT  
ION

minutes to  
Denver



**RESTAURANTS**  
626 / 5 MILES



**HOTELS**  
76 / 5 MILES



**RETAIL**  
12 / 5 MILES



**VENUES**  
8 / 5 MILES



**E WALK**  
w Station Retail

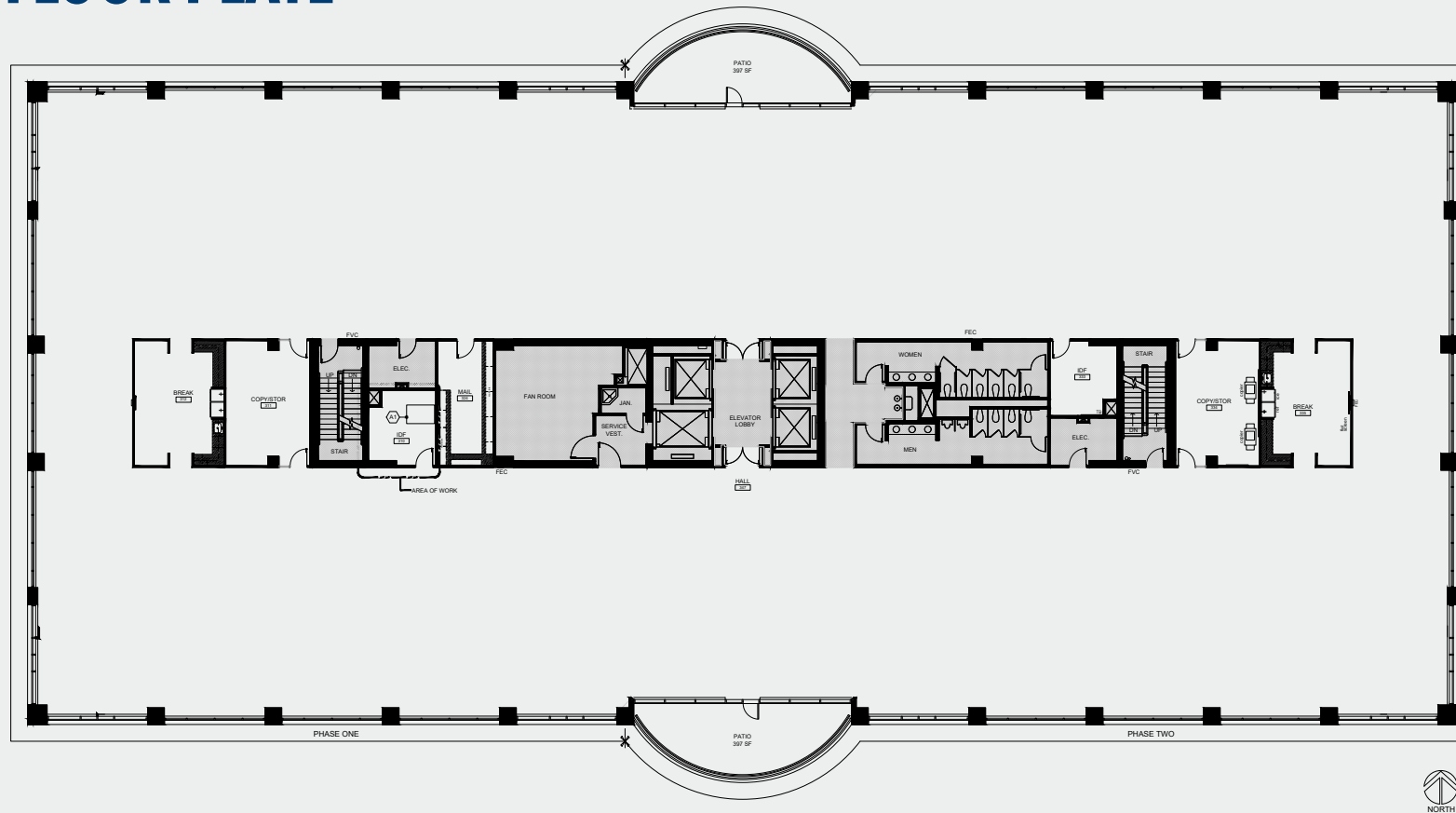


**15 MINUTES**  
to Centennial Airport

7595 & 7601 Technology Way, Denver | 11



## Typical FLOOR PLATE

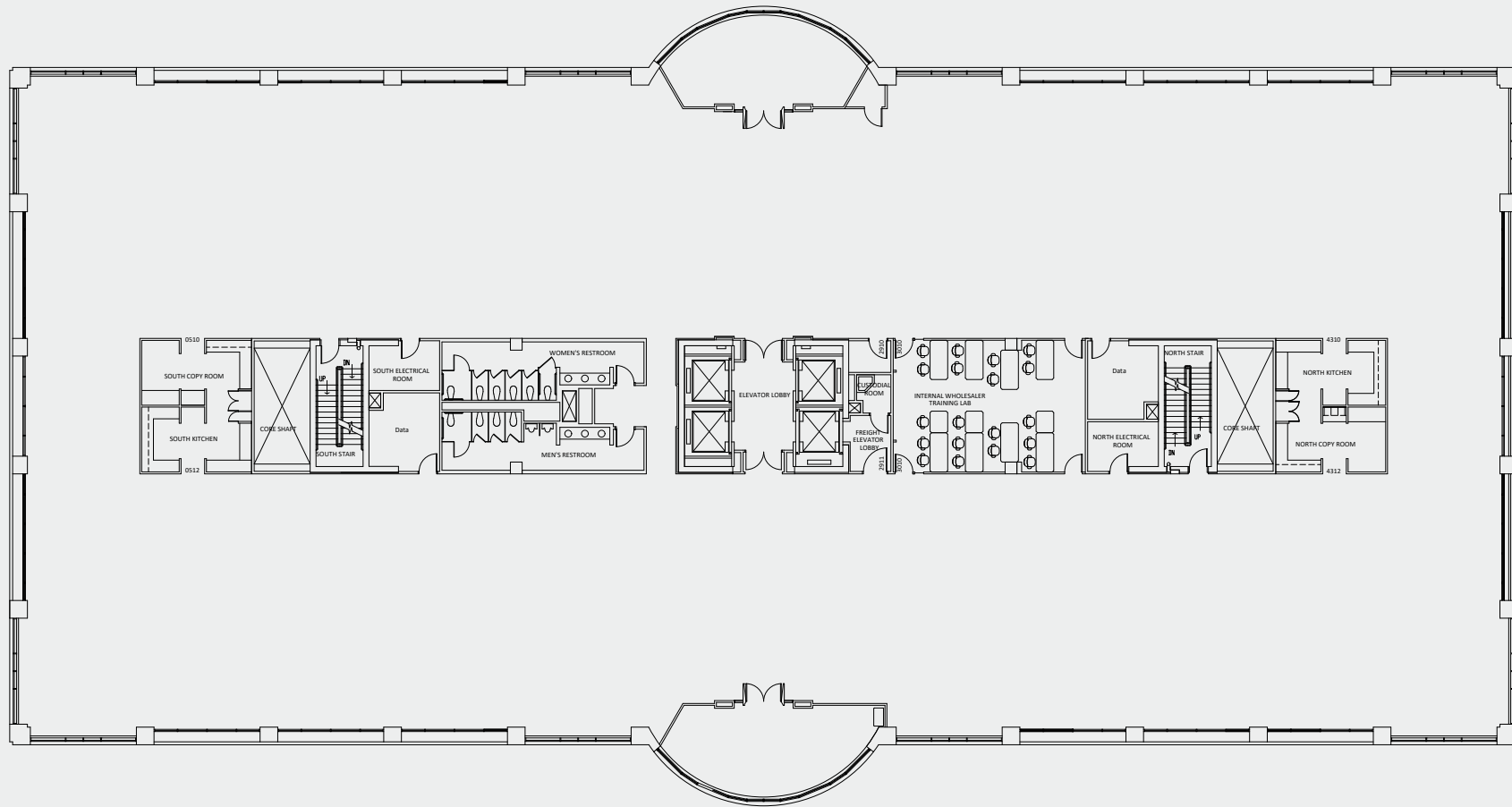


**Available Space:** ■ Suite 100: 2,427 RSF ■ Suite 140: 5,427 RSF ■ Suite 300: 32,773 RSF

NOT TO SCALE

# 7595 TECHNOLOGY WAY





NOT TO SCALE

# 7601 TECHNOLOGY WAY



# DTC TECH

[Click Here for Availabilities](#)

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