



METROPOINT ONE

4600 S ULSTER STREET | DENVER, CO 80237



Total RSF:
288,574

Year Built / Renovated:
1984 / 2017

Typical Floor Plate
22,264 SF

Number of Floors:
14

Tenant Improvements:
Negotiable

Parking Ratio
3.7 : 1,000

Starting Leasing Rate

2025 Operating Expenses:

- 39% Garage Parking
\$65 per month
- 61% Surface Parking
Free

14th Floor: \$25 NNN

\$11.26 / RSF

Floors 8-13: \$23-\$24 NNN

Floors 4-7: \$22-\$23 NNN

Floors 2-3: \$21-\$22 NNN

SUITE	SF	COMMENTS	FLOOR PLAN
4th Floor	22,264	Full floor, office intensive	
1400	8,746	Private Patio and panoramic downtown to mountain views. Available w/ 30 days notice	
325	9,913	Mostly open space, 8 offices, kitchen and work room	
600	7,647	Elevator ID, office intensive	
1000	7,352	7 perimeter offices, 4 interior offices, open area, 2 conference rooms, kitchen, work room	
520	6,352	SPEC SUITE – Elevator ID – 11 perimeter offices, 2 interior offices, conference room, huddle room, phone room, reception area, kitchen/break area, open area, IT/storage	
500	6,093	SPEC SUITE – Elevator ID – 7 perimeter offices, 1 interior office, conference room, 2 huddle rooms, reception area, open area, kitchen/break room, IT/storage	
630	5,688	Lobby identity, 3 perimeter offices, open area, conference room, storage/IT room	
1150	5,349	Whitebox	
550	3,347	SPEC SUITE – Elevator ID – 4 interior offices, conference room, reception area, kitchen/break area, open area, IT/storage	
200	3,191	SPEC SUITE!	
220	3,180	Mostly open with 2 perimeter offices, reception, conference room, open area	
830	1,625	Reception, 2 offices, open area and kitchen/break room	
660	1,441	Second gen – 1 large office and break room	

Lindsay Gilbert

720 528 6360
lindsay.gilbert@cbre.com

Mitch Bradley

720 528 6311
mitch.bradley@cbre.com

Megan Strauss

720 528 6388
megan.strauss@cbre.com



METROPOINT TWO

4610 S ULSTER STREET | DENVER, CO 80237

Total RSF:
156,927

Year Built:
1999

Typical Floor Plate
27,794 SF

Number of Floors:
6

Tenant Improvements:
Negotiable

Parking Ratio
3.7 : 1,000

Starting Leasing Rate
\$22.00 NNN

2025 Operating Expenses:
\$11.26 / RSF

- 39% Garage Parking
\$65 per month
- 61% Surface Parking
Free



SUITE	SF	COMMENTS	FLOOR PLAN
4th Floor	27,794	Contiguous up to 83,382 SF	
5th Floor	27,794	Available with 60 days notice. Contiguous up to 83,382 SF	
6th Floor	27,794	Contiguous up to 83,382 SF	
170	3,043	Open break room and 1 conference room	
180	3,074	8 offices, 2 conference rooms, break room and IT/storage	

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