



OFFICE BUILDING FOR LEASE

YOSEMITE OFFICE CENTER

5655 S YOSEMITE ST, GREENWOOD VILLAGE, CO 80111

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INTEGRITY | EFFICIENCY | COMMUNITY | RESULTS

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OFFERING SUMMARY

Available SF: 2,505-5,628 SF

Lease Rate: \$23-24 SF/yr

Lot Size: 1.72 Acres

Year Built: 1982

Building Size: 71,083 SF

Renovated: 2018

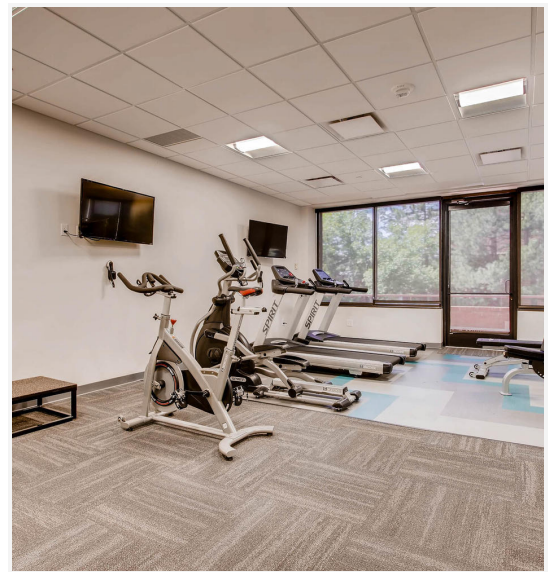
PROPERTY OVERVIEW

- Class B+ office building in lower DTC Business District
- Covered parking with ample space and elevator access to entire building
- Vacant spaces vary in size and layout with some custom build out options available
- New carpet, paint, lighting and window shades with each available space
- New fitness center and conference rooms opened early 2018
- 2nd floor recently remodeled
- Planned remodel of front entrance walkway in mid 2019

LOCATION OVERVIEW

- Lower DTC area just off of DTC Blvd and S Yosemite St
- Easy access from both nearby cross streets
- Short walking distance to numerous dining options such as the Tavern or Jason's Deli
- Easy nearby access to I-25 from Orchard and Belleview

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80111**



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Lease Rate: \$23.00 - 24.00 SF/YR (FG) **Total Space** 2,505 - 5,628SF
Lease Type: FG **Lease Term:** 36 months +

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
Suite 101	Office Building	\$24.00 SF/YR	Full Gross	4,123 SF	36+ months	Large Open area suitable for custom build out. Large conference room and kitchen. Heightened ceilings with modern feel.
Suite 205	Office Building	\$23.50 SF/YR	Full Gross	2,505 SF	36+ months	Reception area and kitchen. There are 7 offices along the glass and one large training/conference room.
Suite 300	Office Building	\$24.00 SF/YR	Full Gross	4,354 SF	36+ months	Large reception area, large conference room with glass windows and door, 4 offices along the window and large open area with outdoor patio access.
Suite 460	Office Building	\$23.00 SF/YR	Full Gross	5,628 SF	36+ months	Reception area, conference room, 7 offices along the windows and 1 interior office, storage/IT closet, open kitchen/break area, open area/cubicle space.
Suite 350	Office Building	\$23.50 SF/YR	Full Gross	4,570 SF	36+ months	Reception area, conference room, 6 offices along the window, great natural light, open space for cubicle or possible added offices, kitchen, IT room.



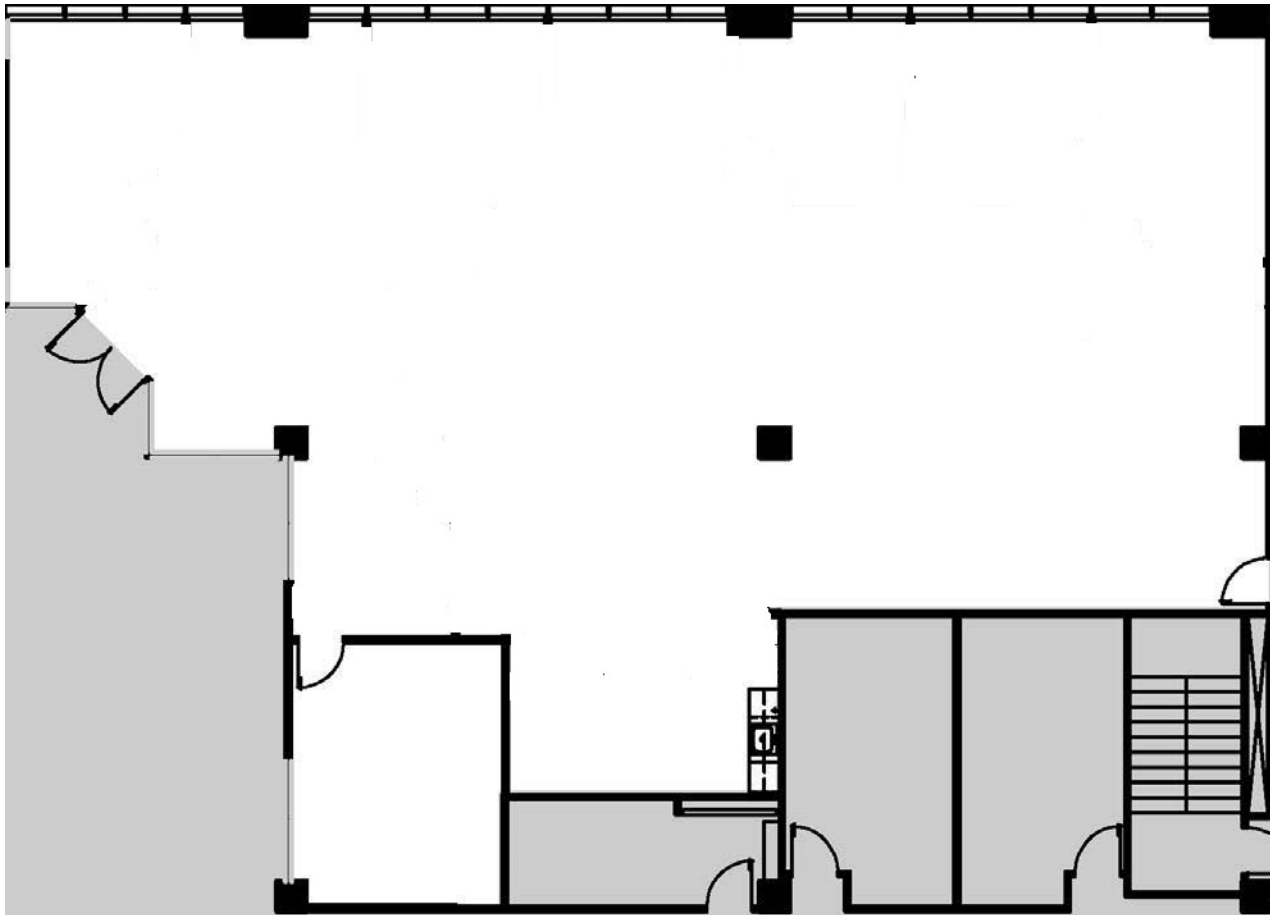
303.847.0288
 1660 S Albion St., Suite 200
 Denver, CO 80222

for more information contact:

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Yosemite Office Center



Suite 101 - 4, 123 RSF

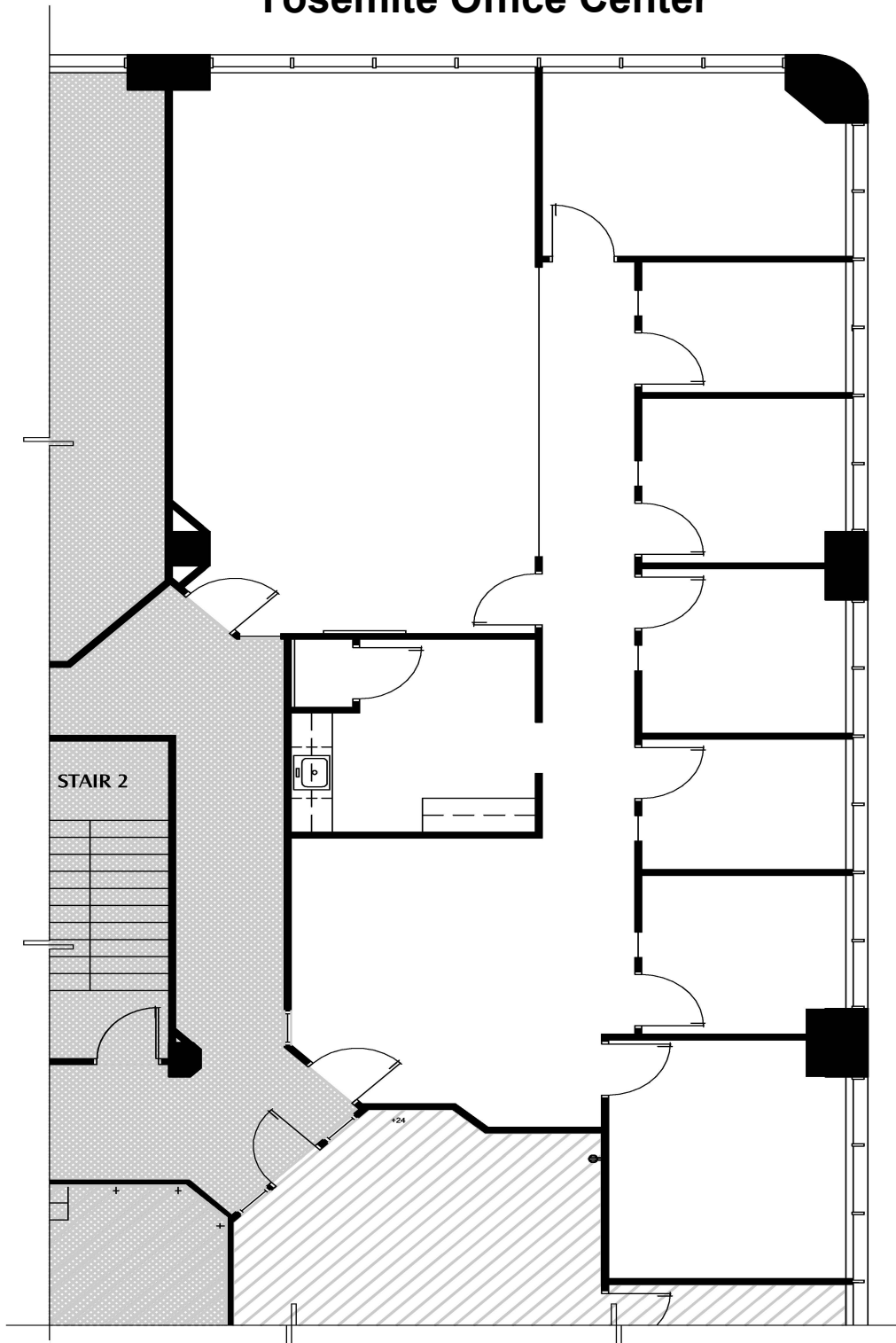


1660 S Albion St #200
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PLAN
NORTH

Yosemite Office Center



Suite 205 - 2,505 RSF



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YOSEMITE OFFICE CENTER



Suite 300 - 4,354 RSF



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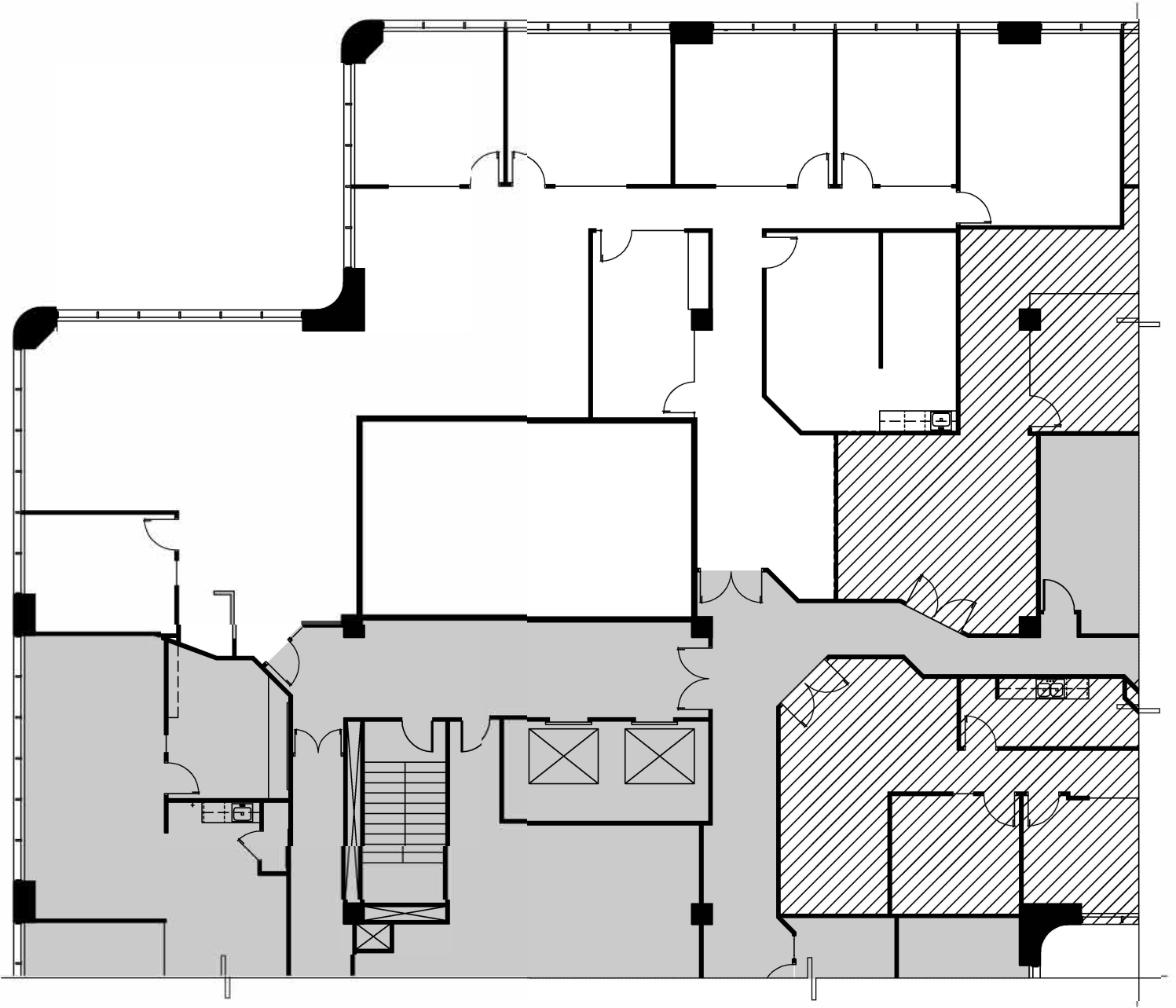
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KEY PLAN



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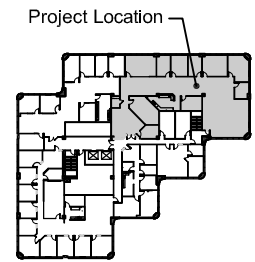
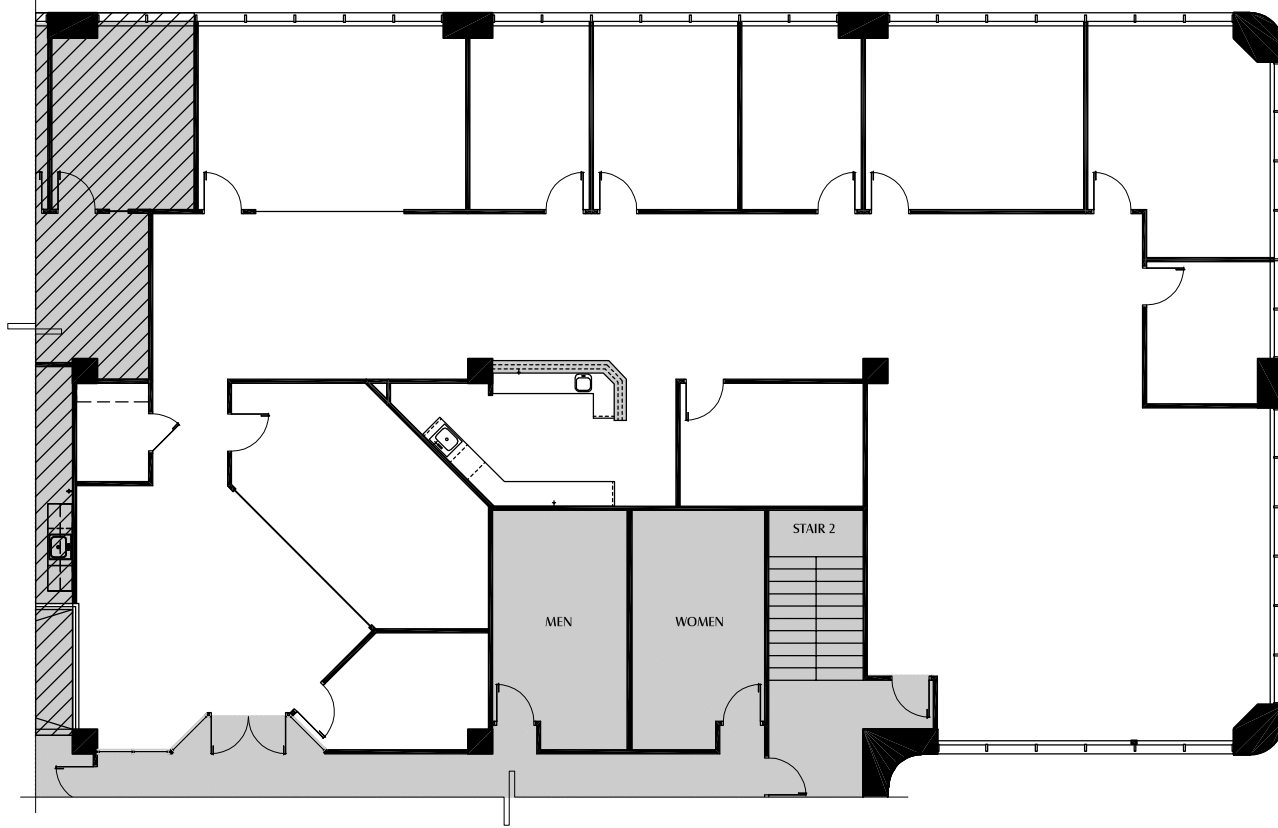
Suite 350- 4,570 RSF

Project Location



KEY PLAN





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YOSEMITE CENTER

SUITE 460

Fourth Floor
 NOT TO SCALE
 August 20, 2018

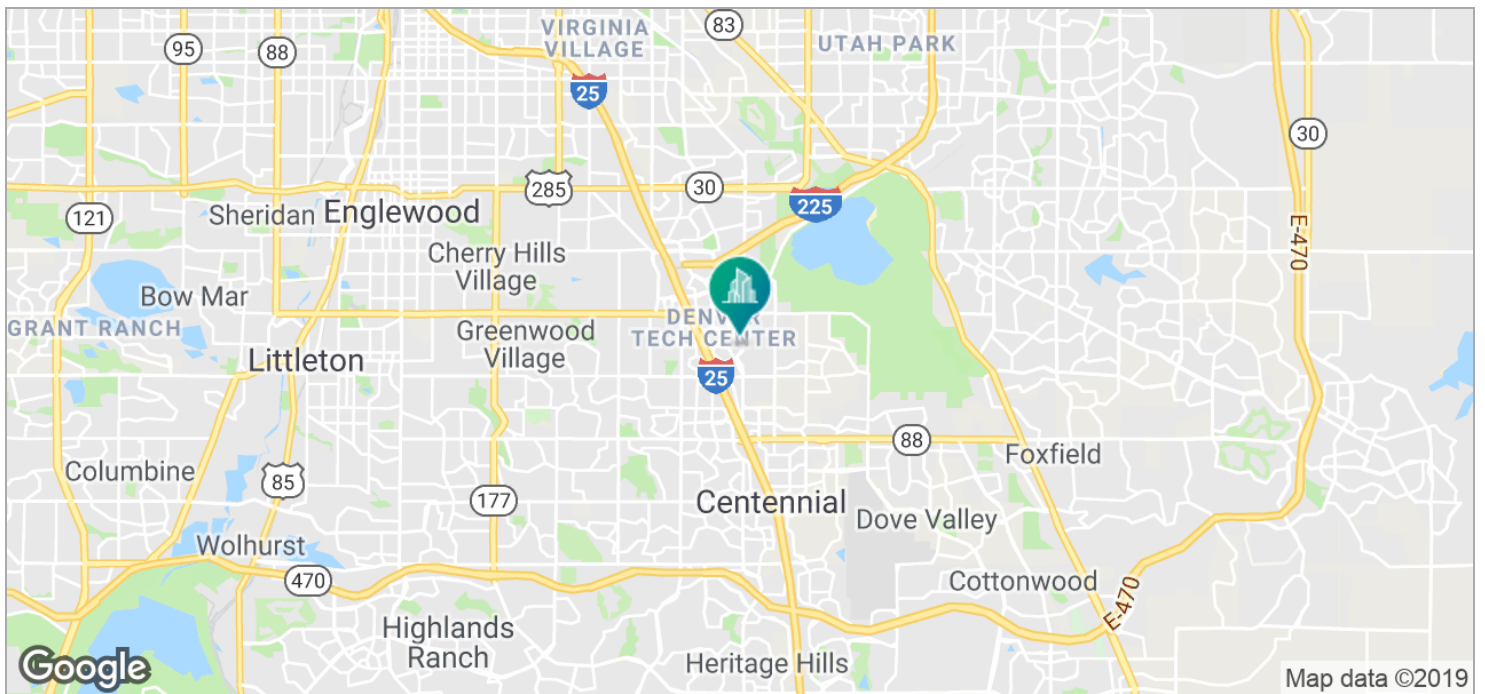
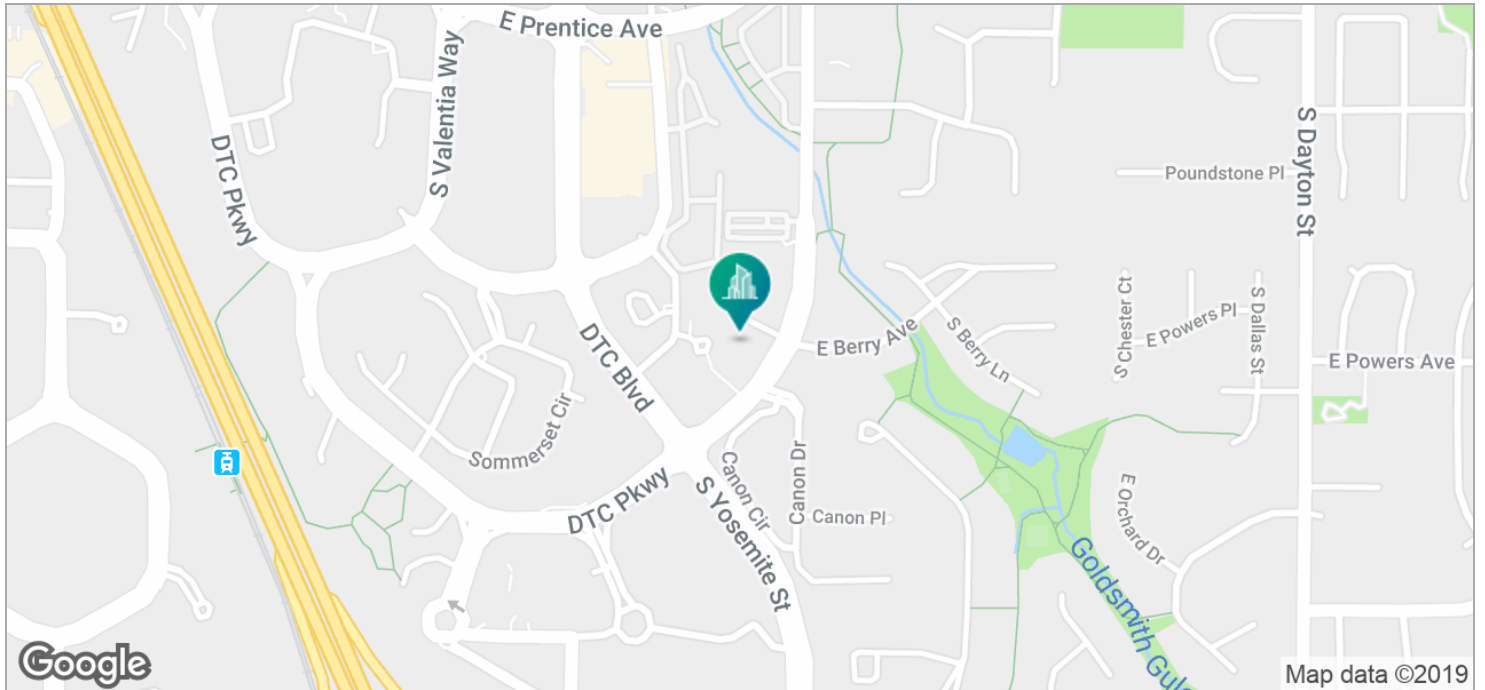
5,628 RSF



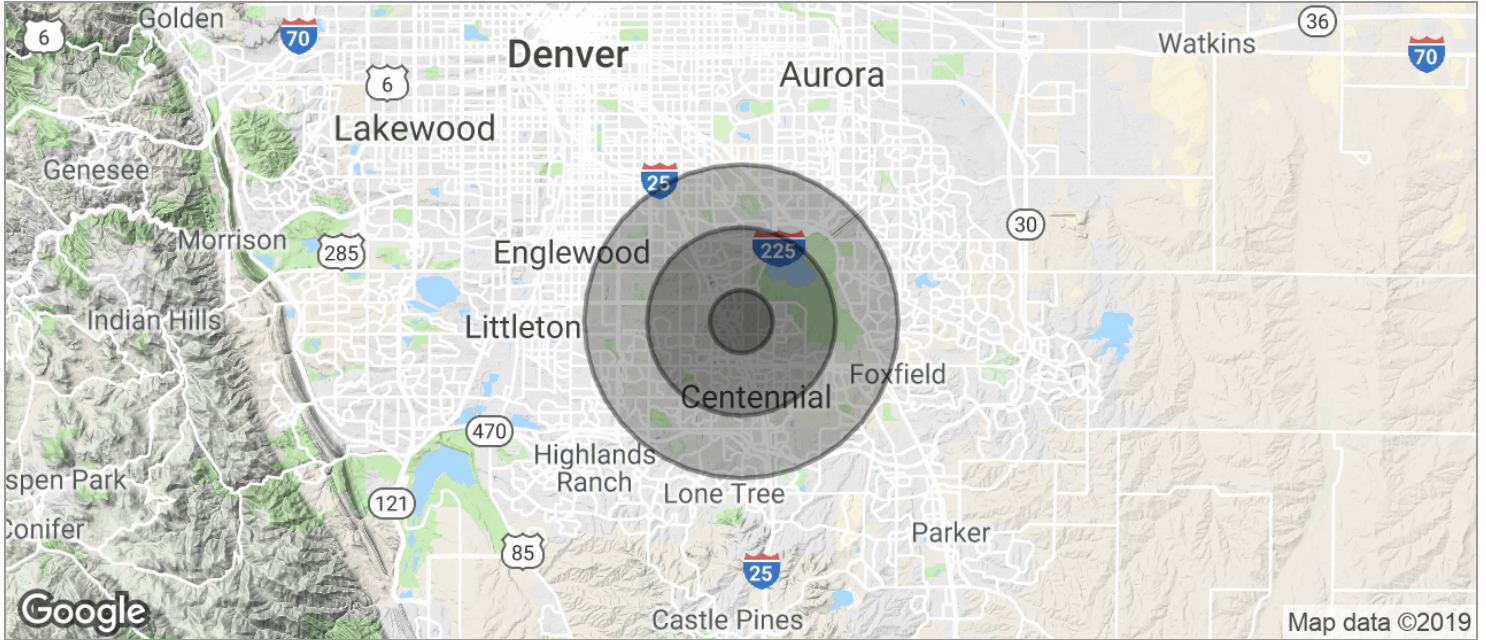
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,444	71,401	220,901
MEDIAN AGE	47.4	40.4	40.0
MEDIAN AGE (MALE)	46.6	39.4	39.0
MEDIAN AGE (FEMALE)	47.6	41.3	40.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,836	31,458	98,243
# OF PERSONS PER HH	2.4	2.3	2.2
AVERAGE HH INCOME	\$203,170	\$103,412	\$91,881
AVERAGE HOUSE VALUE	\$592,727	\$423,028	\$375,252

* Demographic data derived from 2010 US Census