



CENTER POINT



BLDG | 3900 E. Mexico Avenue

BLDG || 1777 S. Harrison Street

DENVER



BLDG

3900 E. Mexico Avenue, Denver, CO



Property Features

Building RSF: 168,387
Number of Floors: 14 stories and garden level
Floorplate: 12,184 SF
Year built: 1982
Parking ratio: 3 : 1,000

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1777 S. Harrison Street, Denver, CO



Property Features

Building RSF: 205,529
Number of Floors: 15 stories plus sky deck & garden level
Floorplate: 13,400 SF
Year built: 1980
Parking ratio: 3 : 1,000

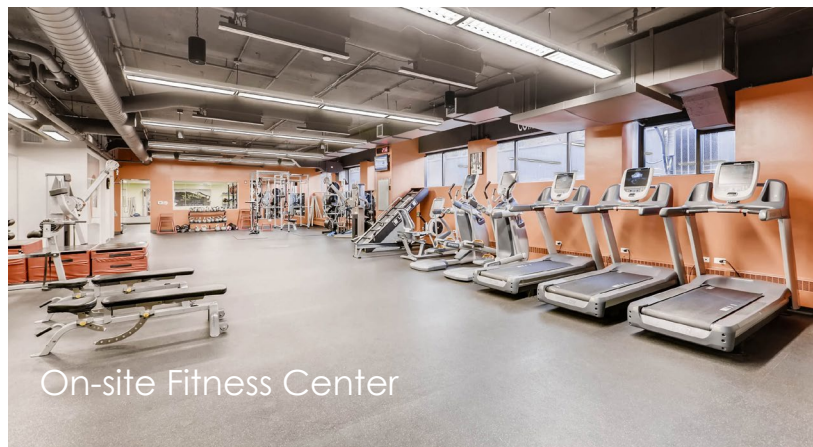
Amenities: Conference Facility, Tenant Lounge, Fitness Center, On-site Deli/Café, Attached Covered Parking & a Barbershop.



Tenant Lounge



Conference Facility



On-site Fitness Center



New Lobby



New Common Corridors

EXCITING NEW BUILDING UPGRADES!

- Freshly updated, modern lobby and tenant lounge
- Renovated common corridors
- New conference facility
- New elevator cabs and mechanicals
- New spec suites
- New full-service deli/café



Traditional Office Build-out



Creative Office Build-out

ACCESSIBILITY & AMENITIES



90

Walking Score

7

minute walk to Colorado Station for Light Rail access



10

minute drive to downtown Denver

7

minute drive to Denver Tech Center

30

minute drive to DIA

Restaurants

- Starbucks
Jamba Juice
- Lollicup
IHOP
- Hacienda Colorado
- Noodles & Company
Little Anita's Mexican Food
- Ajinoya Ramen
Arby's
- Five Guys
CAVA
Which Wich
Bonchon Denver
- Sonder Coffee & Tea
Junction Food & Drink
- Good Times
Thai Pot Cafe
Jersey Mike's Subs
- Taco Bell
- Starbucks
Wahoo's Fish Taco
- McDonald's
- Wingstop
Smashburger
Dominos Pizza
Qdoba
Raising Cane's
- Pizza Hut



Hotels

- Fairfield Inn & Suites by Marriott
- Courtyard by Marriott
- La Quinta Inn
- Hyatt Place



Retail & Entertainment

- UPS Store
Safeway
Core Power Yoga
- Nordstrom Rack
- Best Buy
- FedEx
- Dave & Busters
United Artists Colorado Center
- Natural Grocers



Leasing Info

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POINT



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