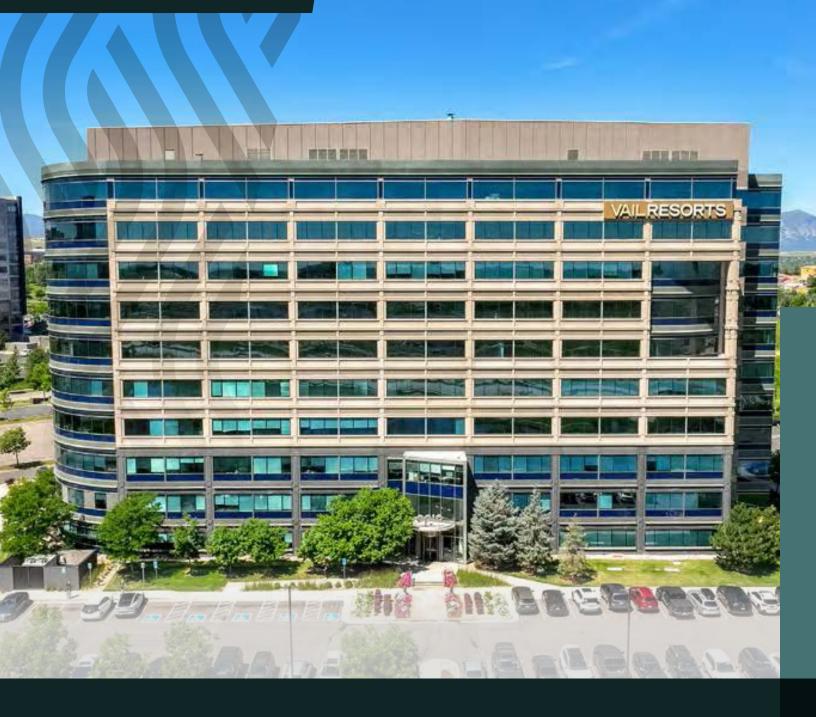


Premier Class A Office Space
Uniting Modern Design and Nature
Between Denver & Boulder



NEWMARK

65,797 SF NOW AVAILABLE







FLOOR TO DECK 13 FOOT CEILING HEIGHTS



BREATHTAKING VIEWS



LEED GOLD CERTIFIED



10 STORIES



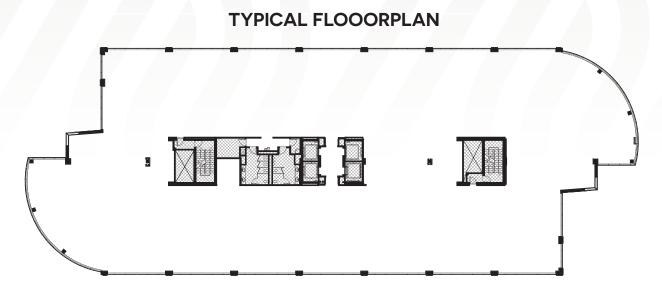
EFFICIENT 25,000 SF FLOORPLATES

Now under new ownership, this prominently located property is undergoing upgrades with new amenities underway. Its unique, large block offers a rare opportunity in the Northwest market.

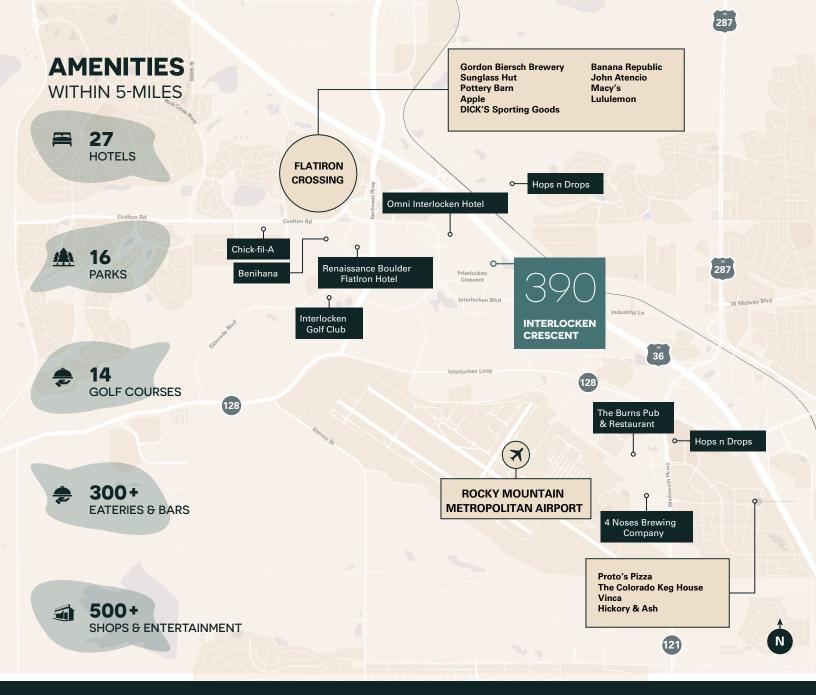


## **PROPERTY HIGHLIGHTS:**

BUILDING SIZE:	241,516 SF
AVAILABLE SF:	65,797 SF
TYPICAL FLOORPLATE:	24,152 SF
CLASS:	A
LEASE RATE:	NEGOTIABLE







## **PRIME LOCATION**

5 MIN ROCKY MTN AIRPORT

15 MIN DOWNTOWN BOULDER 24 MIN DOWNTOWN DENVER 235 MIN DENVER INTL AIRPORT

## FOR MORE INFORMATION, CONTACT:

Joe Heath t 303-960-5525 joe.heath@nmrk.com Don Misner t 303-882-5730 don.misner@nmrk.com 1800 Larimer Street Suite 1700 Denver, CO 80202

nmrk.com

