



METROPOINT

ONE | TWO



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4600 S ULSTER STREET | DENVER, CO 80237



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KOELBEL

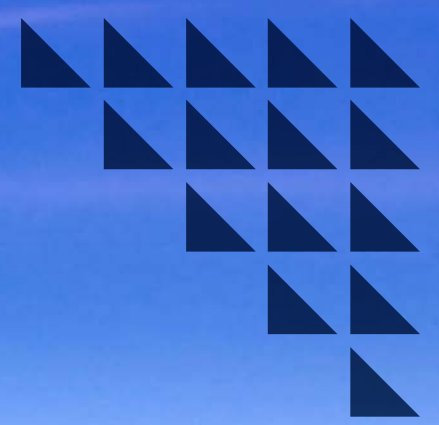
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CBRE



Metropoint is at the intersection of innovation and productivity, centrally located minutes from everywhere that matters in the Denver Tech Center. Metropoint is meticulously crafted to cater to the discerning modern professional. Discover the advantages of having locally rooted, attentive ownership and management who profoundly understands your business demands and is unwaveringly committed to your prosperity.

*At Metropoint, your
workday is nothing
short of iconic.*



Experience an inspiring workplace environment designed for *success*

Featuring:

- A state-of-the-art conference center with Wi-Fi
- A fitness center equipped with shower and locker facilities
- Metropoint Cafe operated by Alex's Deli
- Convenient grab-and-go food options and a relaxing tenant lounge
- The Tech Center's largest outdoor plaza, perfect for events and networking
- Breathtaking mountain views
- On-site RTD Bus Stop for easy commutes
- Comprehensive on-site security and management

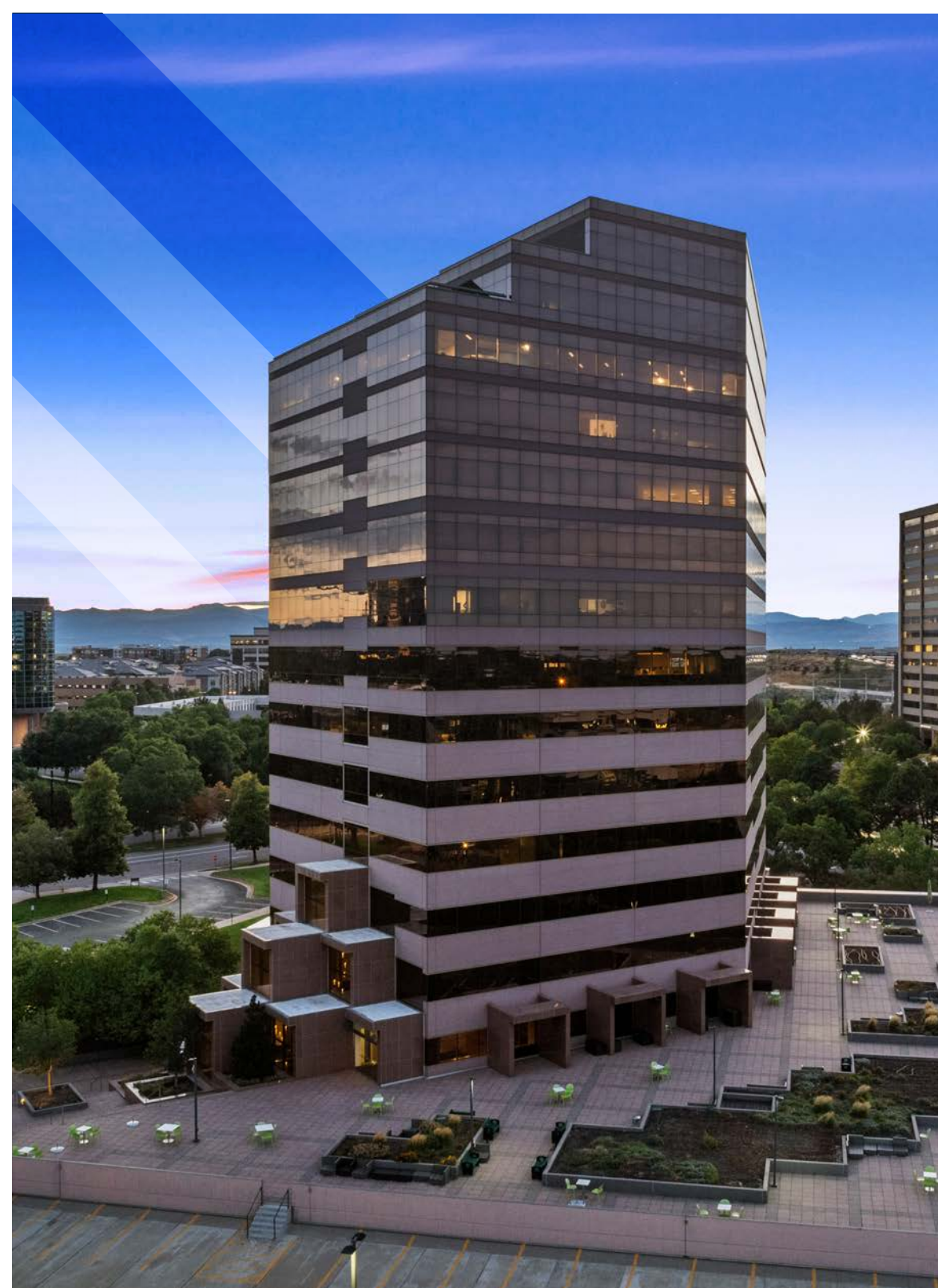




The Future

- Collaborative Lobby with Beverage Station
- Media Wall
- 80 Person Conferencing Facility
- Updated Tenant Lounge
- Market Leading Spec Suites





METROPOINT ONE

4600 S ULSTER STREET | DENVER, CO 80237

Building Size: 281,036 SF

Stories: 14

Year Built/Renovated: 1986/2017

Sustainability: ENERGY STAR® rated, LEED Platinum®

Parking: 3.73/1,000



*Future lobby improvements



METROPOINT TWO

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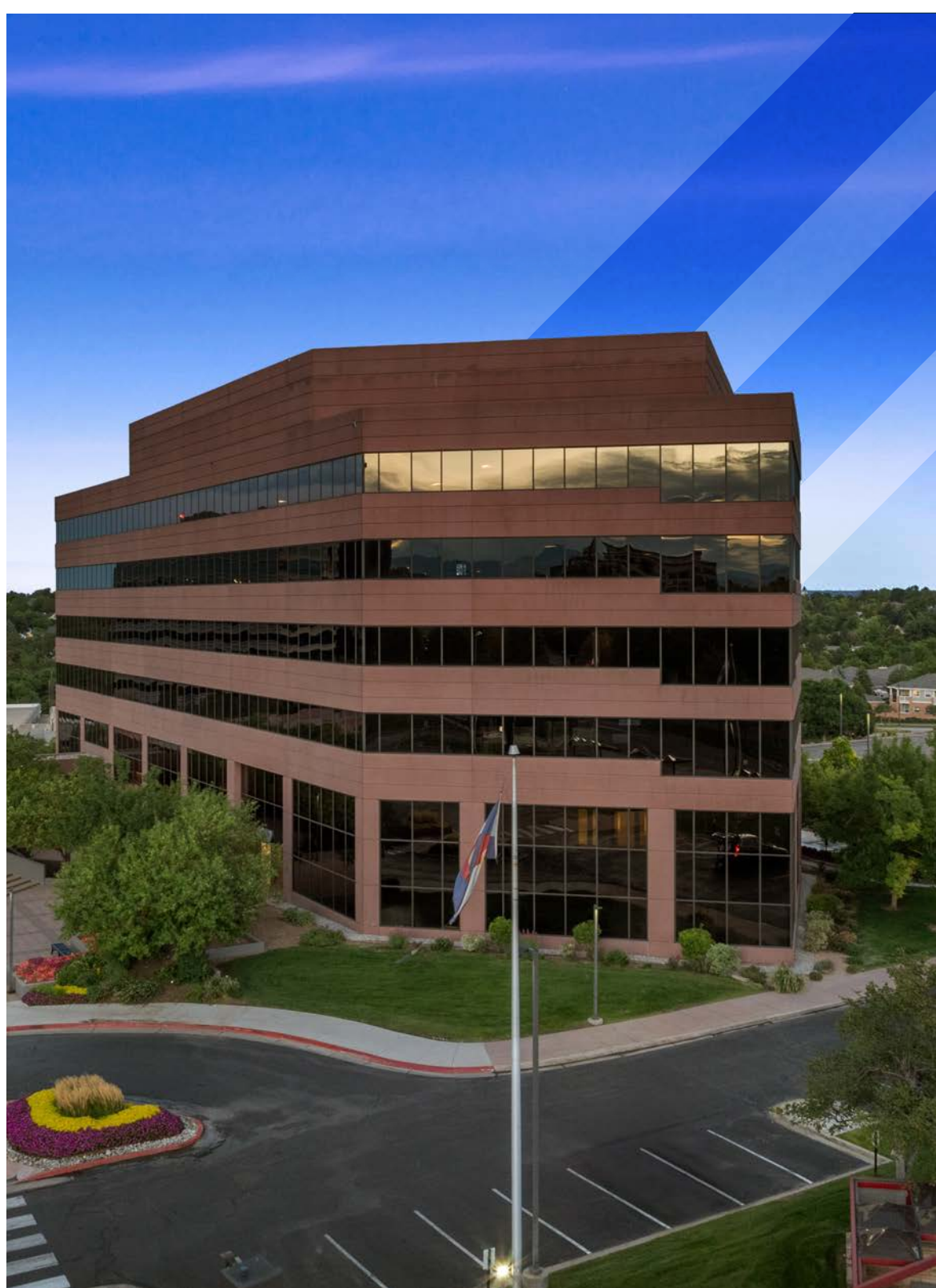
Building Size: 152,662 SF

Stories: 6

Year Built/Renovated: 1999

Sustainability: ENERGY STAR® rated, LEED Platinum®

Parking: 3.73/1,000



25 MIN
DOWNTOWN
DENVER




BELLEVUE
STATION

Denver Marriot

Hyatt Regency
DTC



Snooze

Black Rock
Coffee Bar



Hampton Inn
& Suites

Potbelly's
Ocho's Mexican
Cocina
Teriyaki Madness

BELLEVUE AVE

Odoba
Darcy's Bistro & Pub

- BELLEVUE STATION**
- Ruth's Chris Steakhouse
 - Los Chingones
 - Urban Egg
 - Corvus Coffee
 - Le French
 - Tap & Burger
 - Yampa Sandwich Company
 - Peckish Pizza and Wings
 - Crisp & Green
 - Belleview Beer Garden
 - Halo Rooftop Bar
 - Playa Bowls
 - Ambli
 - Kimpton Claret Hotel

- BELLEVUE PROMENADE**
- Ocean Prime
 - Starbucks
 - The Original Pancake House
 - Chipotle
 - Enso Sushi & Grill
 - PokeWorks
 - My Fit Foods
 - Bird Bakery
 - Bryan's

Shea Properties Future Mixed
Use Development with high
end retail and residential

LaLoma



The *epitome* of connectivity

Positioned at the bustling intersection of I-25 and I-225 in the north DTC, Metropoint brings you closer to Denver's finest amenities and top businesses.





About Koelbel and Company

Koelbel and Company has shaped places to work, play and live for more than seven decades. As Colorado's oldest family-owned and operated real estate firm, we continue to mold the landscape with developments that blend ageless values and pacesetting design.

You'll find our work in downtown settings, office parks, custom home communities, urban environments and resort destinations throughout the region and beyond. This broad experience means we're exceptionally adept at assuring the functionality, aesthetics and livability of every project. Our workforce-friendly amenities often include on-site eateries, gyms, rooftop terraces, creative corners for contemplation, as well as communal kitchens and shared spaces for rubbing elbows with other professionals. By customizing finishes and floor plans, we can accommodate companies of one to hundreds.

With an eye to the future, **Koelbel** is constantly adding new technologies and innovations to improve the way we build. The result is a better workplace – one where you and your company will thrive.

KOELBEL

About Real Capital Solutions

Real Capital Solutions headquartered in Louisville, Colorado, is a highly entrepreneurial real estate company that invests smart capital and provides practical solutions for real estate opportunities. For over 40 years, **RCS** has achieved great success investing in entrepreneurial real estate ventures. During that time, the company has purchased and managed more than 395 real estate assets, totaling approximately \$5.1 billion in acquisition value. RCS currently has \$2.4 billion in Assets Under Management.

RCS' ownership places a strong focus on giving back to the community. Owners Marcel and Cynda Arsenault make substantial annual donations to their charitable foundations, which include **One Earth Future**, **Secure World Foundation**, and the Arsenault Family Foundation. Collectively, the Arsenaults have contributed \$115 million to these foundations since 2000.

Marcel and Cynda Arsenault's passionate commitment to philanthropy led them to join The Giving Pledge, founded by Bill and Melinda Gates and Warren Buffett – and they have committed to giving away 98% of their wealth.

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FOR LEASING INFORMATION, PLEASE CONTACT:

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

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