



SOUTHEAST DENVER'S BEST BIG BLOCK

YOUR NAME HERE

**133,840 RSF
AVAILABLE NOW!**

**A ONCE IN A DECADE
OPPORTUNITY**

**UNSURPASSED MOUNTAIN
AND CBD VIEWS**

**SOUTHEAST DENVER'S
#1 LOCATION**



PROPERTY DESCRIPTION

Building Size

317,147 RSF

Available Space

Floors 6, 10-12 | 31,500 RSF Average size

Number of Floors

15

Parking

Fiddler's Business Improvement District (FBID) provides 3.5 : 1,000 SF covered and surface parking to the property at a charge of \$1.60/SF/Year

Designed By

Fentress Architects

Year of Construction

2008

Ceiling Height

9' 2" Finished ceilings

Lobby

2-Story atrium

LEED Certification

Gold LEED Certified



UNIQUE ATTRIBUTES

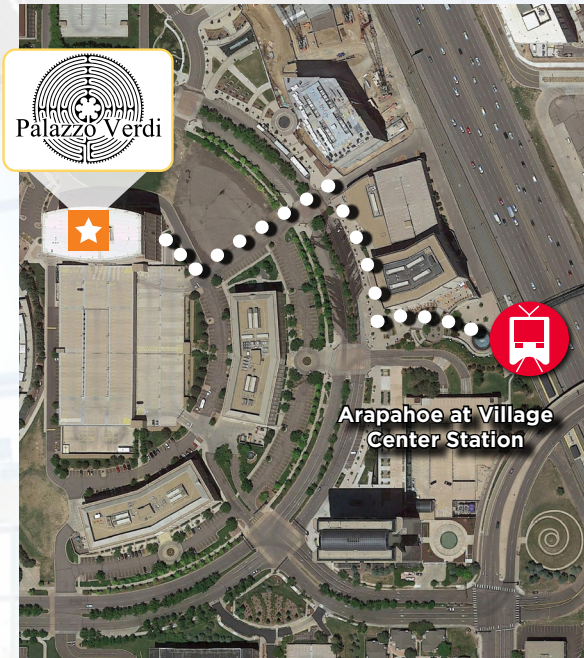
- Madden Museum of Art in the lobby
- Unsurpassed mountain views
- State-of-the-art building systems
- Energy-efficient design
- Class AA lobby decor
- High-end tenant improvements
- Parapet signage available



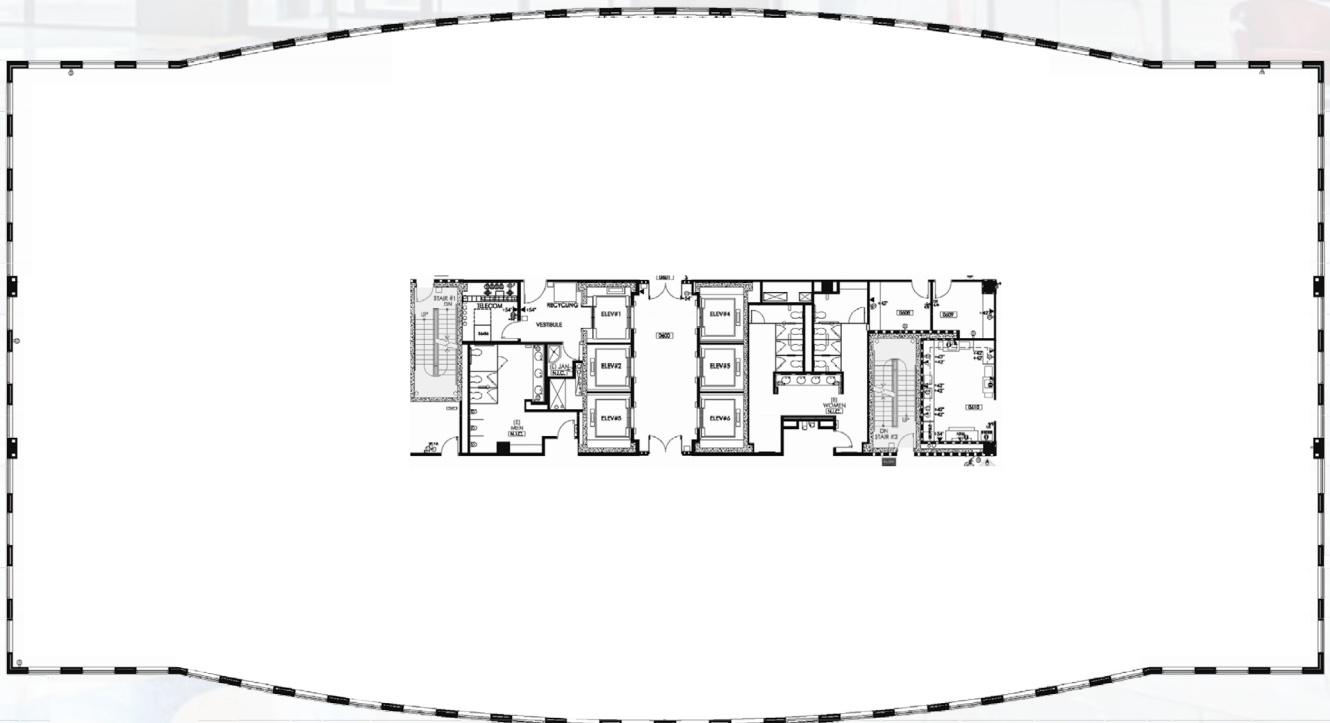
ON-SITE AMENITIES

- Executive covered parking available to tenants in the attached garage
- The building has been recommissioned to be US Green Building Council Gold LEED Certified
- Mangia Bevi Cafe, open Monday through Friday for breakfast and lunch
- Discounted gym memberships available to tenants at the Greenwood Athletic and Tennis Club
- Security attendant on active duty
- 24/7 Key card access for tenants
- Responsive on-site management

JUST STEPS TO ARAPAHOE AT VILLAGE CENTER LIGHT RAIL STATION



TYPICAL FLOORPLATE





For more information, please contact:

DOUG WULF
Executive Managing Director
+1 303 312 4218
doug.wulf@cushwake.com

DAN MILLER
Managing Director
+1 303 312 4272
dan.miller@cushwake.com

ANDREW MCCABE
Director
+1 303 312 4253
andrew.mccabe@cushwake.com

1401 Lawrence Street, Suite 1100
Denver, Colorado 80202
T +1 303 292 3700 / F +1 303 534 8270
cushmanwakefield.com



© 2022 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.