

9197 SOUTH  
PEORIA  
STREET

ENGLEWOOD • COLORADO



272,000 SF WORLD-CLASS HEADQUARTER BUILDING AVAILABLE FOR LEASE

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# 9197 SOUTH PEORIA STREET



**9197 South Peoria Street**  
**is a world-class**  
**272,000 SF**  
**headquarter building**  
**located in**  
**Southeast Denver**

Spectacular high-end corporate campus opportunity conveniently located in Meridian International Business Park

Surface parking plus 444 covered, heated parking spaces, can accommodate dense parking ratio

Up to 750 seat multi-media room/auditorium with state-of-the art audio visual system

Large, heavily redundant server room

Future development site for expansion on property

1 minute to E470, 2 Minutes to I 25, 3 minutes to private Centennial Airport, 25 minutes to DIA

Spectacular views from downtown Denver to Pikes Peak

One of the most highly engineered buildings in the region

Windowed atrium provides natural light and bridges enable employee connectivity



10' ceilings in the tenant areas as well as state-of-the-art uplighting and a 3-story atrium with abundant natural light flood the facility.

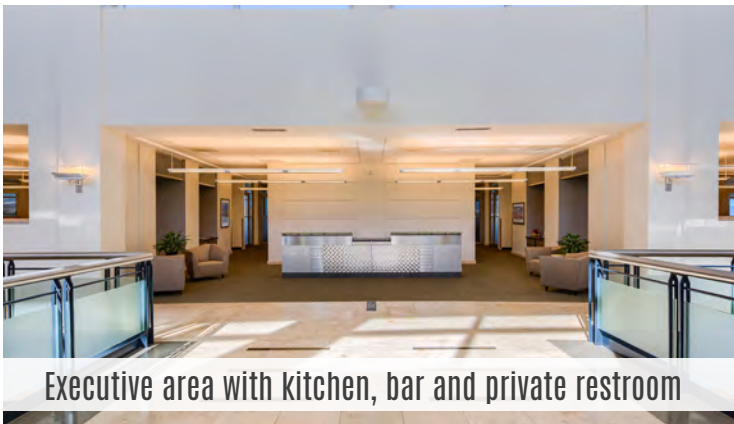




Multi-media auditorium that accommodates seated groups up to 750 with four large digital monitors and over 34 multi-function meeting rooms



Spacious park-like courtyard fully secured to enjoy lunch or outdoor work gatherings



Executive area with kitchen, bar and private restroom



Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.



# 9197

DOWNTOWN DENVER

20 MINUTES TO  
DOWNTOWN  
DENVER

## PARK MEADOWS MALL

Largest Mall in Denver  
185 STORES  
35 RESTAURANTS

13 MINUTES TO  
DENVER TECH  
CENTER

## Corporate Neighbors

ch2m

KAISER  
PERMANENTE

TRIZETTO

Level(3)

WESTERN  
UNION WU

HITACHI  
DATA SYSTEMS

Nationwide

TOYOTA

BURNS  
MCDONNELL

Catholic Health  
Initiatives

AMERICAN FAMILY  
INSURANCE

Kiewit

starz  
ENTERTAINMENT

LIBERTY

charles  
SCHWAB

TOASTMASTERS

dish  
NETWORK

CENTENNIAL AIRPORT

2 MINUTES TO  
CENTENNIAL  
AIRPORT

28 MINUTES  
TO DENVER  
INTERNATIONAL  
AIRPORT

MERIDIAN GOLF COURSE

CALL-N-RIDE ROUTE TO LIGHT RAIL

9197

5 MINUTES TO I-25  
AND LINCOLN



VALERO

On the Rox

Waterway  
Carwash

SUBWAY

Arby's

rudi's  
CATERING & EVENTS

WELLS  
FARGO

PARRY'S  
PIZZERIA & BAR

Caribou COFFEE

CHASE

