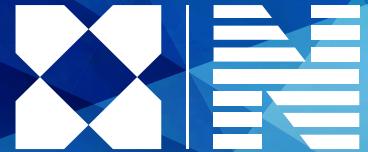


9197 SOUTH
PEORIA
STREET

ENGLEWOOD • COLORADO



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

www.9197denver.com

Newmark
Knight Frank

JAMIE GARD

Executive Managing Director
303.260.4341
jgard@ngkf.com

BILL BENTON

Executive Managing Director
415.274.4421
bbenton@ngkf.com
CA RE License #01247617



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



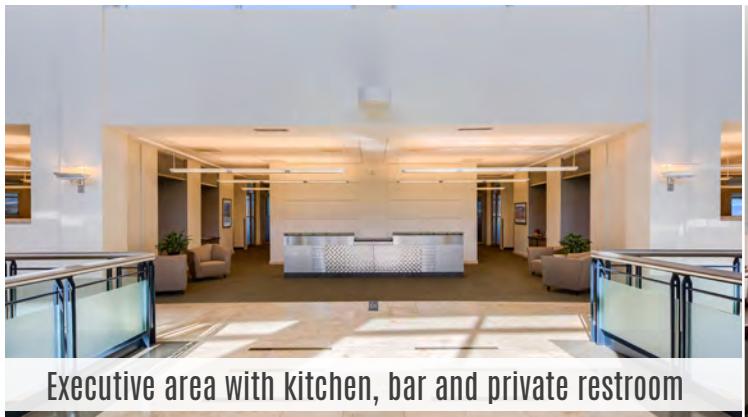
10' ceilings in the tenant areas as well as state-of-the-art uplighting and a 3-story atrium with abundant natural light flood the facility.



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

470



RIO GRANDE
Mexican Restaurant

CARANELLI'S
Seafood Restaurant



CLOCK TOWER
GRILL



Marriott

HACIENDA
COLORADO

Hilton
Garden Inn



5 MINUTES TO I-25
AND LINCOLN

MERIDIAN GOLF COURSE

CALL-N-RIDE ROUTE TO LIGHT RAIL

9197



LIGHT
RAIL
EXTENSION
2019
COMPLETION



E LINCOLN AVE
On the Rox



SUBWAY



Carls Jr.



WELLS
FARGO



CHASE

Corporate Neighbors



Level(3)



CENTENNIAL AIRPORT

2 MINUTES TO
CENTENNIAL
AIRPORT

28 MINUTES
TO DENVER
INTERNATIONAL
AIRPORT

