

49 SOUTH
49 SYRACUSE
TERRACAP



4949 S SYRACUSE | DENVER, CO



PROPERTY DETAILS



Building Size
66,713 SF



Year Built
1982
Renovated
2015



PROPERTY HIGHLIGHTS

Fully renovated, two-story atrium lobby with new lounge seating

Efficient floorplate with excellent window line providing abundance of natural light and **mountain views**

Attractive and attached **covered parking** (97% of ratio)

Easy access to I-25 and 7-minute walk to light rail at **Bellevue Station**

Close proximity to **multitude** of restaurants, bars and hotels



Floorplate
15,144 SF



Stories
6



Ceiling Height
9' Finished
12' To Deck

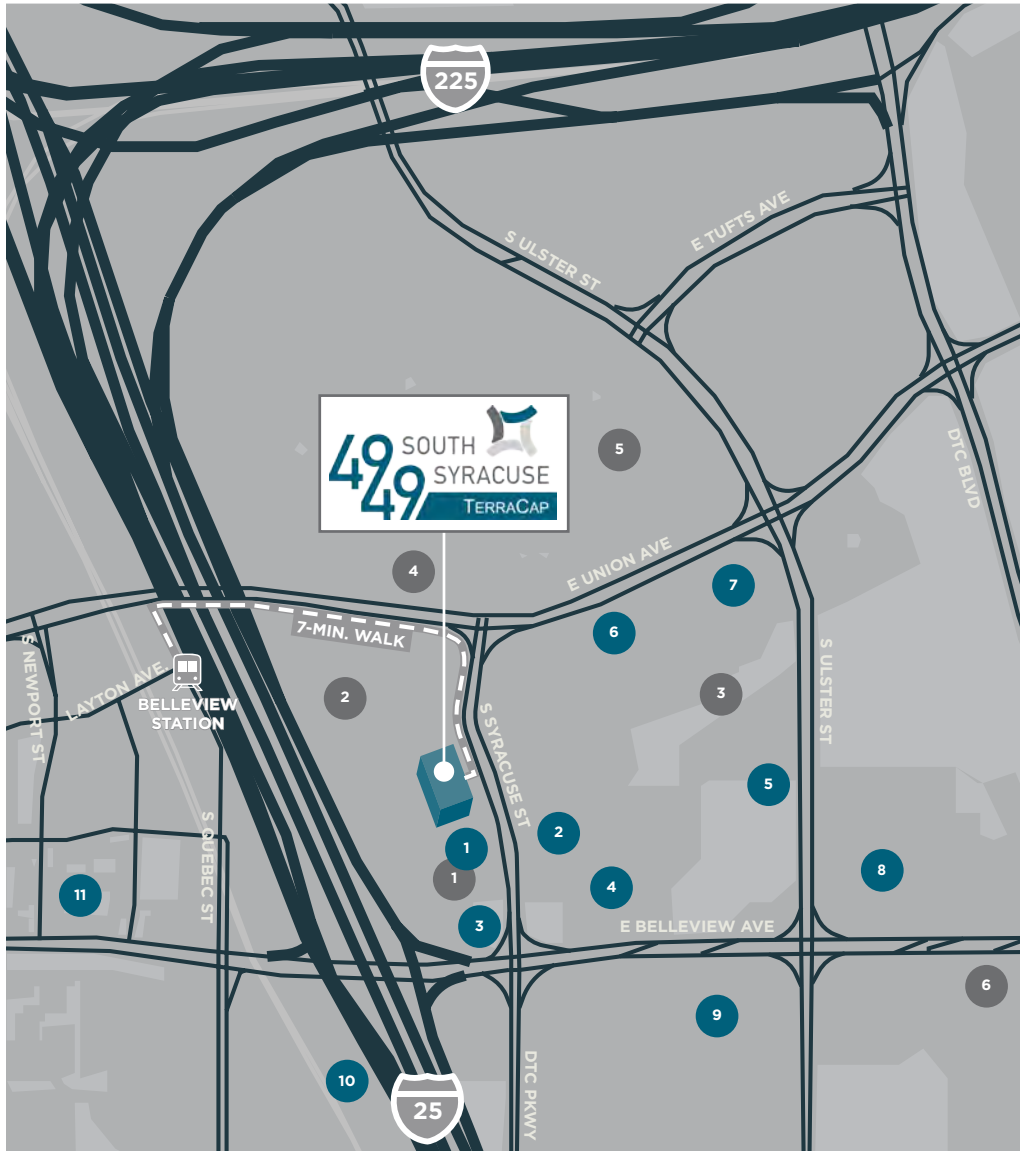
ACCESS & AMENITIES

DINING

1. Snooze an AM Eatery
2. Griffin Tavern
3. Shanahan's Steakhouse
4. Wendy's
5. Ulster Terrace
 - Mali Thai Cuisine
 - Darcy's Bistro & Pub
 - Panera Bread
6. Black Rock Coffee Bar
7. Union Ave - DTC
 - Potbelly Sandwich Shop
 - Teriyaki Madness
8. Marina Square Shopping Center
 - MyFitFoods
 - Simply Salads
 - Which Wich Superior Sandwiches
 - Zane's Italian Bistro
9. Belleview Promenade
 - Ocean Prime
 - Starbucks
 - Maria Empanada
 - Bara Sushi
 - Chipotle Mexican Grill
 - The Original Pancake House DTC
 - Il Fornaio Denver Tech Center
10. Pappadeaux Seafood Kitchen
11. Belleview Station
 - Le French
 - Corvus Coffee Roasters
 - Yampa Sandwich Co.
 - Lost Chingones Mexican DTC
 - Ambli Global- DTC
 - Tap & Burger Belleview Station
 - Midici The Neapolitan Pizza Company
 - Sushi-Rama DTC
 - Urban Egg A Daytime Eatery
 - Ruth's Chris Steak House
 - Taco Bell
 - McDonald's

HOTELS

1. Fairfield Inn & Suites by Marriott DTC
2. Denver Marriott Tech Center
3. Hampton Inn & Suites DTC
4. Hilton Garden Inn DTC
5. Hyatt Regency DTC
6. Hyatt Place DTC



FOR LEASING INFORMATION

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