

CENTERPARK

A WESTFIELD PROJECT

4900, 5000 & 5050 Osage Street, Denver, CO

17,700 SF, 18,275 SF & 20,400 SF
Available For Lease



DOWNTOWN DENVER

Building B
4900 OSAGE STREET

Building C
5000 OSAGE STREET

Building D
5050 OSAGE STREET





PROPERTY HIGHLIGHTS



Located within minutes to Denver's Central Business District, 16 minutes to Denver International Airport and 14 minutes to the Denver Tech Center, Centerpark is truly Central with no location in the metro area more than 20 miles away. I-70 and I-25 are two of the most highly traveled interstates in the State of Colorado.



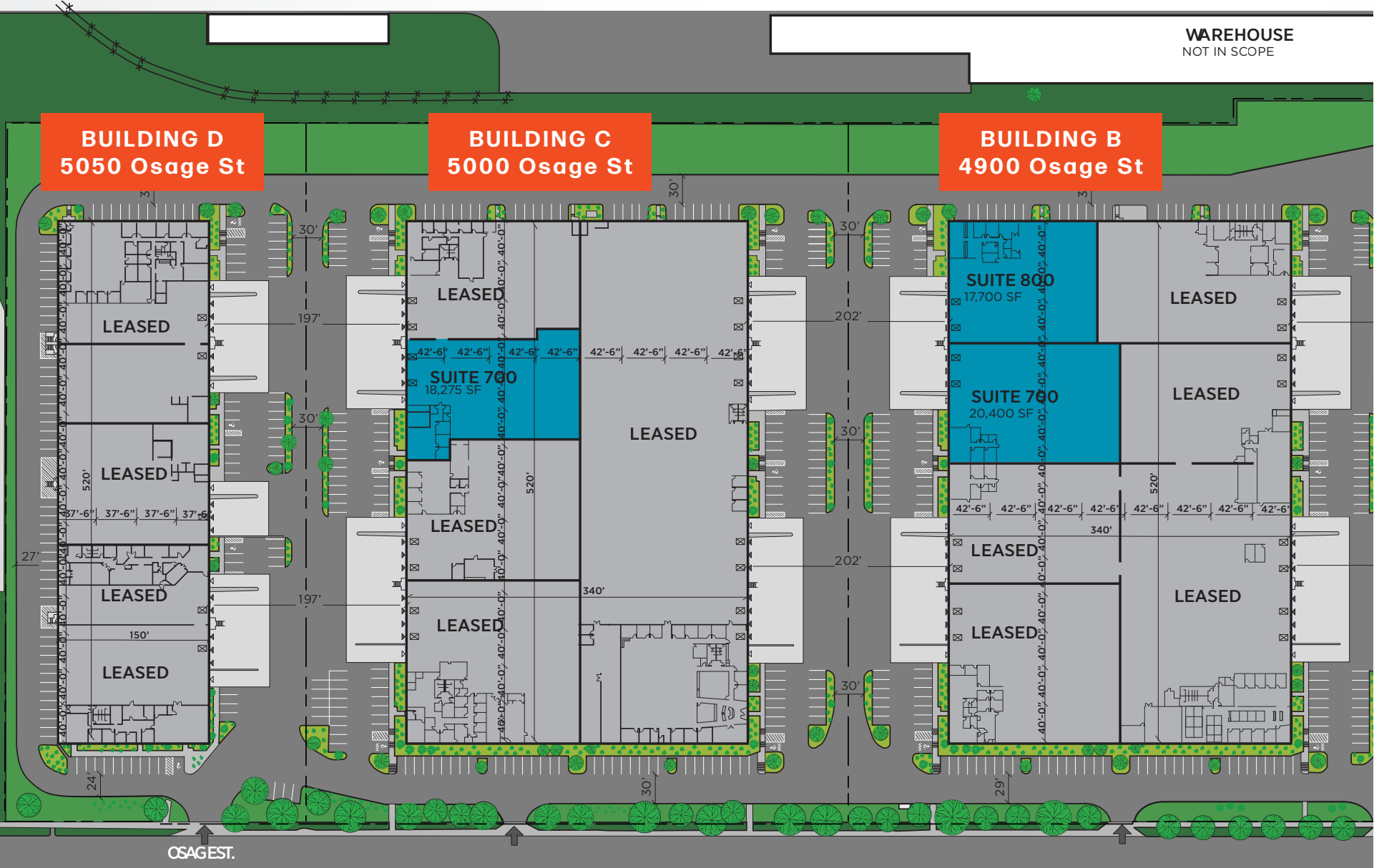
Outstanding identity, exposure, and access to a well-qualified labor base and the entire metro area.



Conveniently located in an Enterprise Zone.



SITE PLAN



SITE PLAN

4900 Osage Street, Denver, CO
Building B | Suite 700



Total SF
±20,400

Office SF
±1,925

Warehouse SF
±18,475

Clear Height
30'

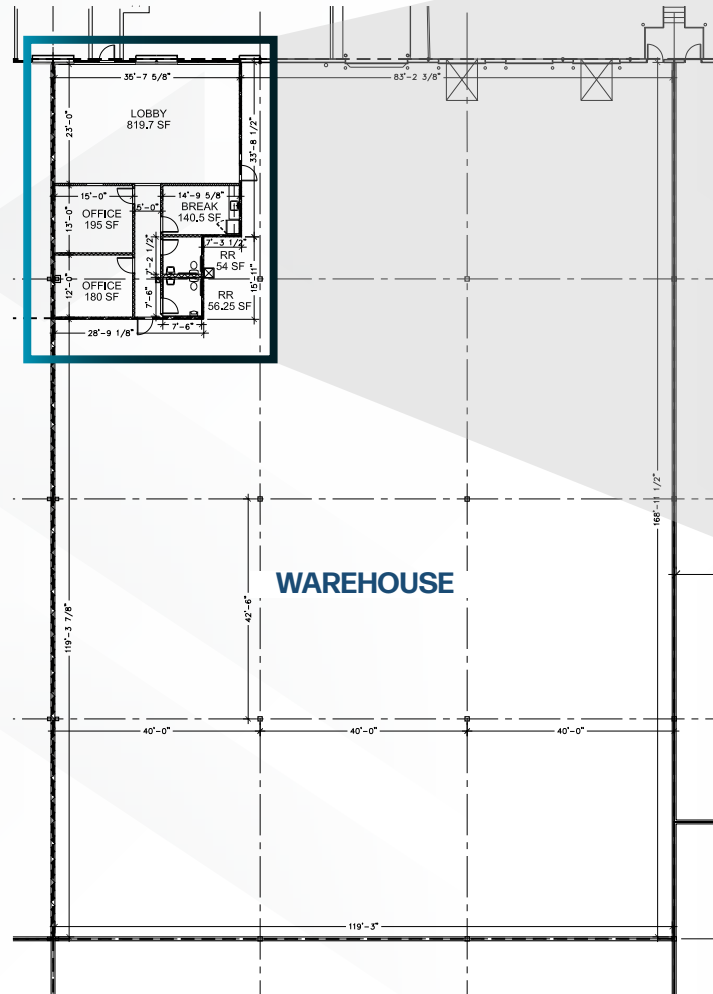
Fire Suppression
ESFR

Loading
3 Docks (2 with levelers)

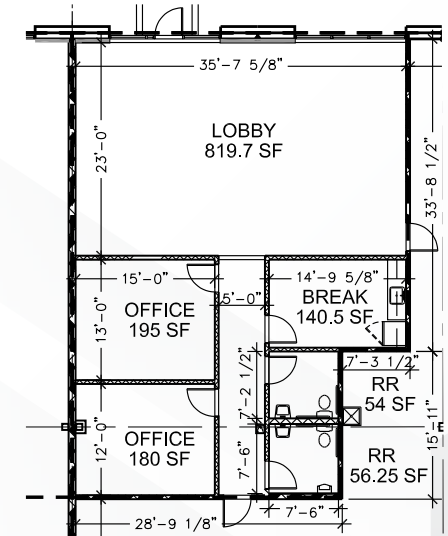
Drive-ins
1 Drive-In Door

Parking
11 Stalls

2025 OPEX
\$4.72/SF



OFFICE: 1,925 SF



KEY PLAN:



SITE PLAN

4900 Osage Street, Denver, CO
Building B | Suite 800



COMING AVAILABLE 1/1/2026

Total SF
±17,700

Office SF
±2,664

Warehouse SF
±15,036

Clear Height
30'

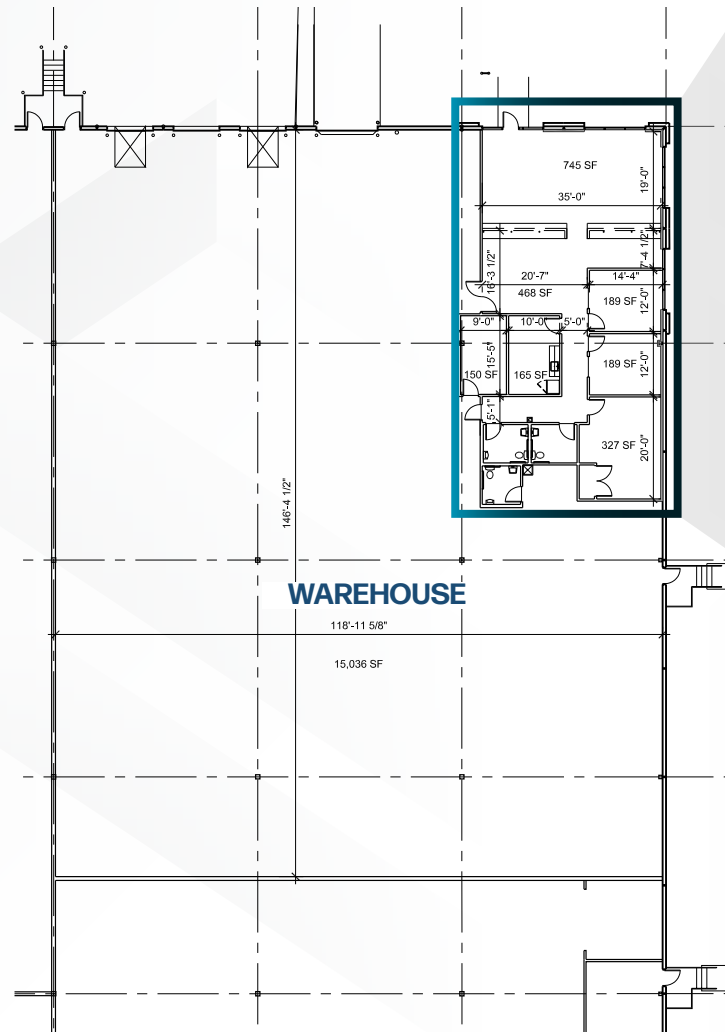
Fire Suppression
ESFR

Loading
3 Docks (2 with levelers)

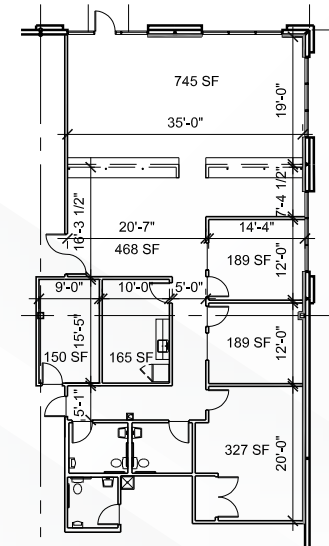
Drive-ins
1 Drive-In Door

Parking
34 Stalls

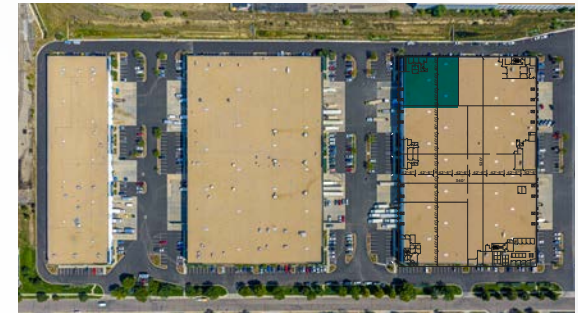
2025 OPEX
\$4.72/SF



OFFICE: 2,664 SF



KEY PLAN:



SITE PLAN

5000 Osage Street, Denver, CO
Building C | Suite 700



Total SF

±18,275

Office SF

±1,825

Warehouse SF

±16,450

Clear Height

30'

Fire Suppression

ESFR

Loading

3 Docks (2 with levelers)

Drive-ins

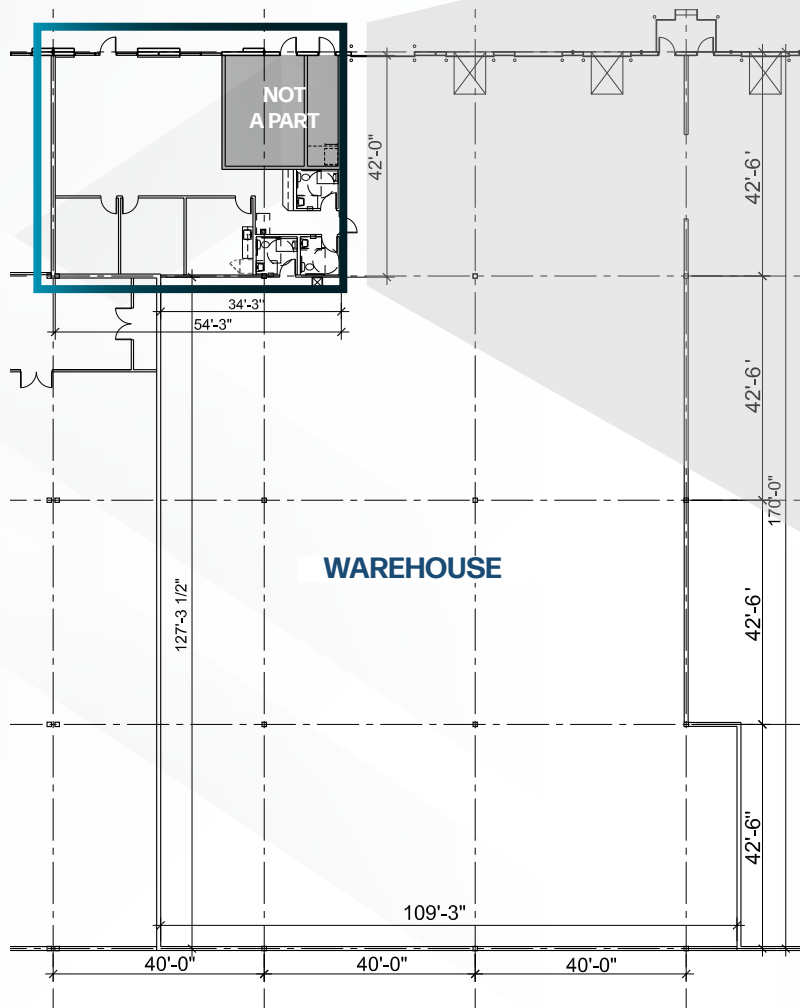
1 Drive-In Door

Parking

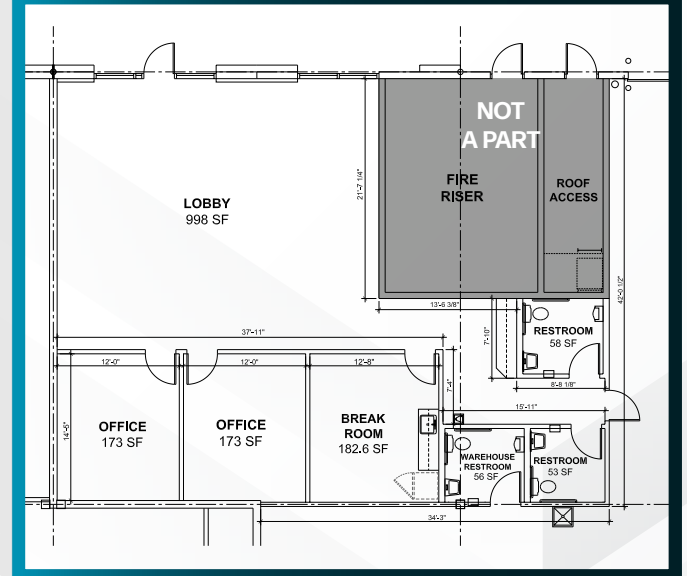
11 Stalls

2025 OPEX

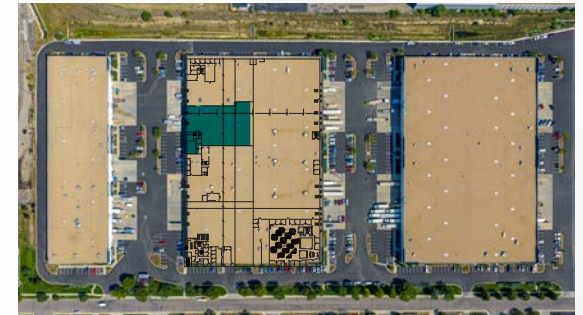
\$4.95/SF



OFFICE: 1,825 SF



KEY PLAN:



CORPORATE NEIGHBORS AND DEMOGRAPHICS

DEMOGRAPHICS

	Within 3 Miles	Within 5	Within 7
Population	150,587	432,077	816,769
Households	73,225	202,949	357,559
Average HH Income	\$133,655	\$114,883	\$117,841
Daytime Population	234,111	581,945	947,721
Total Businesses	11,086	24,679	39,059



POPULATION DENSITY

2022 POPULATION DENSITY

YOU CAN REACH 2.5M PEOPLE
WITHIN A 30 MINUTE DRIVE

CENTERPARK

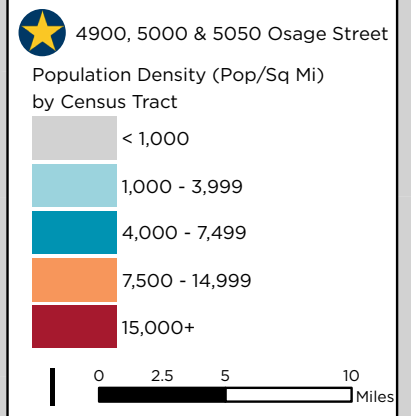
30 MINUTES
TOTAL POP | 2,578,268

15 MINUTES
TOTAL POP | 735,733

DEMOGRAPHICS WITHIN 15 & 30 MIN

	15 MIN	30 MIN
Total Pop	735,733	2,578,268
Pop Ages 20 - 34	187,225 33%	576,130 22.7%
Median HH Income	\$78,131	\$86,358
Median Age	36.9	37.3
Pct. Highly Edu.*	40.7% 210,570	45.7% 791,789

*Percent derived from total pop 25+ and includes those with a Bachelor's Degree and higher



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