

# 7595 Technology Way

Denver, CO 80237

*Located in the heart of  
the DTC Submarket*





# PROPERTY DETAILS

## Building Size

195,788 RSF

## Number of Floors

6 Plus full lower level with abundant storage

## Typical Floorplate

29,907 RSF

## Available Space

Suite 140: 5,214 RSF

Suite 100: 2,744 RSF

## Year Built

1999

## Parking Ratio

4.3 :1,000/SF in level 4 parking garage

\$65.00/Month covered

40 Visitor surface spaces

## Tenancy

Multiple

7595 Technology way is ideally situated in the North Denver Tech Center with incredible access to both I-25 and I-225. The property has numerous retail amenities within walking distance, including several restaurants, hotels, multi-family developments and light rail.

The property was recently renovated to create a modern collaborative environment, designed for the needs to today's office tenants. New improvements include an updated lobby with coffee bar, tenant lounge, fitness center with showers and lockers and an activated outdoor patio. Additionally the building offers highly efficient 30,000 RSF floor plates and a covered parking structure with generous 4.3:1,000 parking ratio.



*Impressive Amenities*





## BUILDING AMENITIES



Landscaped  
Courtyard



Walking Distance to  
Bellevue Station



On-Site Café and  
Coffee Bar in Lobby



Direct Access to  
I-25 & I-225



Renovated Lobby  
with Tenant Lounge



Conferencing Facility /  
Training Room with WIFI



Fitness Center with  
Showers and Lockers







BELLEVUE LIGHT  
RAIL STATION

PEARL  
APARTMENTS

20 Minutes to  
Downtown Denver



25 Minutes to DEN



## Exclusive Leasing Agents



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