

NEW SUBLET AVAILABLE IMMEDIATELY!

9635

MAROON CIR.

SUITE 260

ENGLEWOOD, CO 80112

PROPERTY INFORMATION

Class A Building

Space	Built out with private offices (5); Furniture included
Term	Through April 30, 2027
Size	3,927 SF
Rate	Contact Broker

Available Immediately

Plug & Play

Excellent Golf Course Views

Furniture Included

Second Generation Spec Suite

5 offices, Conference Room, Reception

Three Maroon Circle is located in the Meridian International Business Center, a covenant-controlled office park located at the southeast intersection of I-25 and E-470. It is located in the Southeast Suburban Business Corridor, which has excellent access to numerous retail shops, restaurants, hotels and entertainment. It has excellent access to the Denver International Airport, and is less than 5 minutes from Centennial Airport. Meridian also includes an 18 Hole Jack Nicklaus designed Meridian Golf Course. Three Maroon has a state-of-the-art direct digital energy management system, and key card access at the buildings entry points that provide after-hour access and controls elevator access to individual tenant floors. The first floor features a dramatic circular lobby with handcrafted stone floors.

Chris Wiley

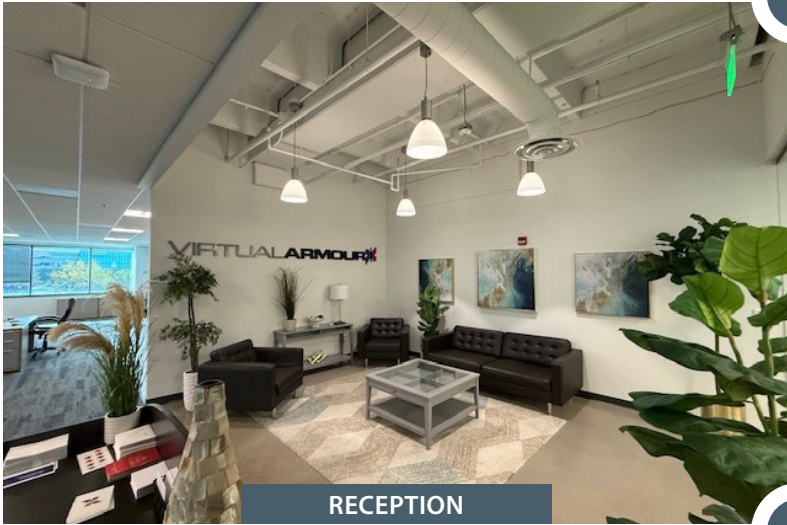
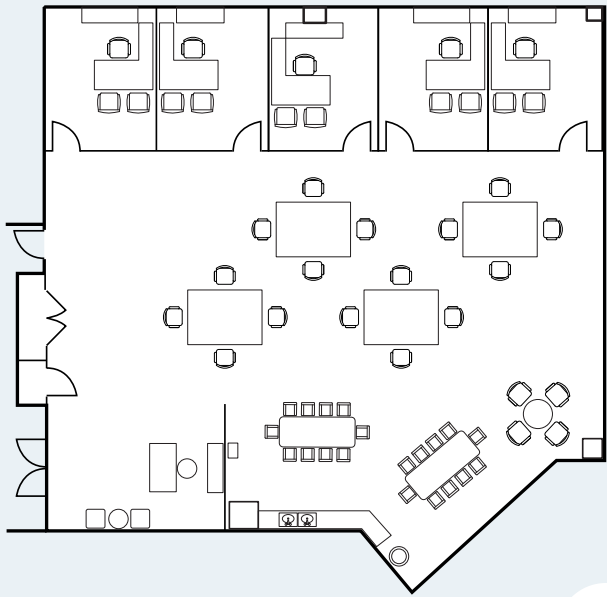
+1 303 283 4588
chris.wiley@colliers.com

Matthew Ball

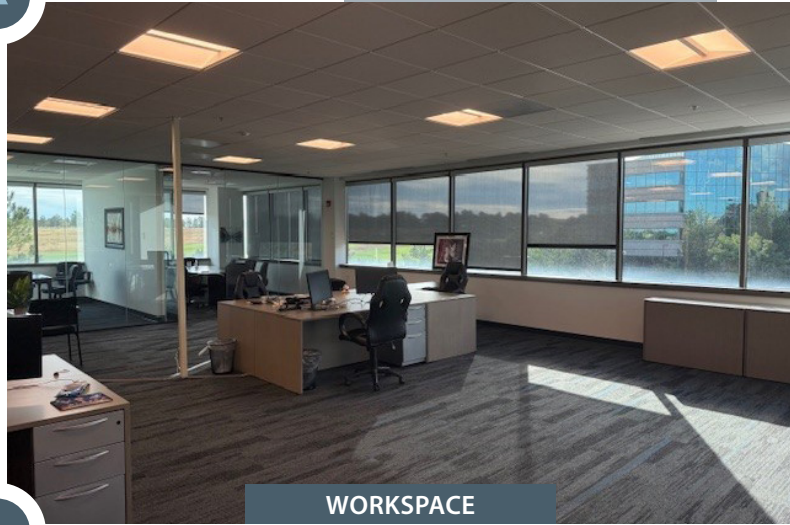
+1 303 946 1312
matt.ball@colliers.com

Colliers

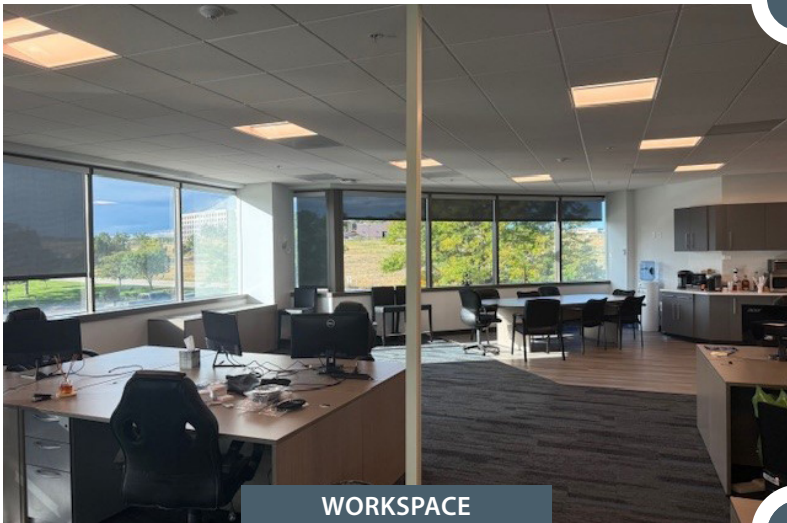
FLOOR PLAN SUITE 260



RECEPTION



WORKSPACE



WORKSPACE



KITCHEN AREA



Chris Wiley
+1 303 283 4588
chris.wiley@colliers.com

Matthew Ball
+1 303 946 1312
matt.ball@colliers.com



DOWNTOWN DENVER

DENVER TECH
CENTER

470

PARK MEADOWS MALL

E470

25

MERIDIAN GOLF CLUB

MAROON CIR.

MERIDIAN BLVD.

LINCOLN AVE.

9635

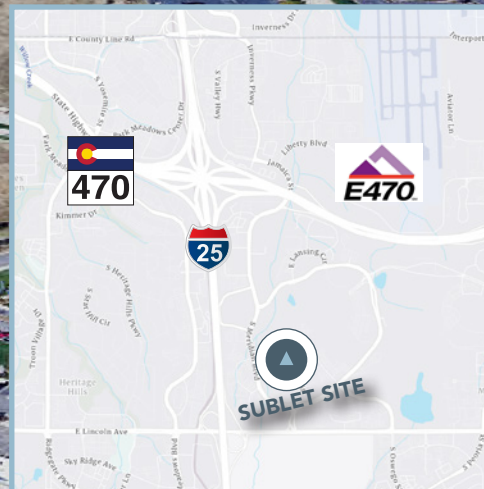
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BROKER
DISCLOSURE



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Colliers

Chris Wiley
+1 303 283 4588
chris.wiley@colliers.com

Matthew Ball
+1 303 946 1312
matt.ball@colliers.com

COLLIERS DENVER

4643 S. Ulster Street | Suite 1000 | Denver, CO 80237
+1 303 745 5800 fax +1 303 745 5888 | colliers.com/denver

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