

dapple *wood

2850 YOUNGFIELD ST
LAKEWOOD, CO 80215

LOCALLY OWNED
LOCALLY LOVED



WHY HERE?

fun to say,

neighborhood appeal,

dappled light is golden hour.

**THE HEARTBEAT
OF WEST DENVER**

Central to Applewood Village
& Clear Creek Crossing



**Conceptual rendering*



2850

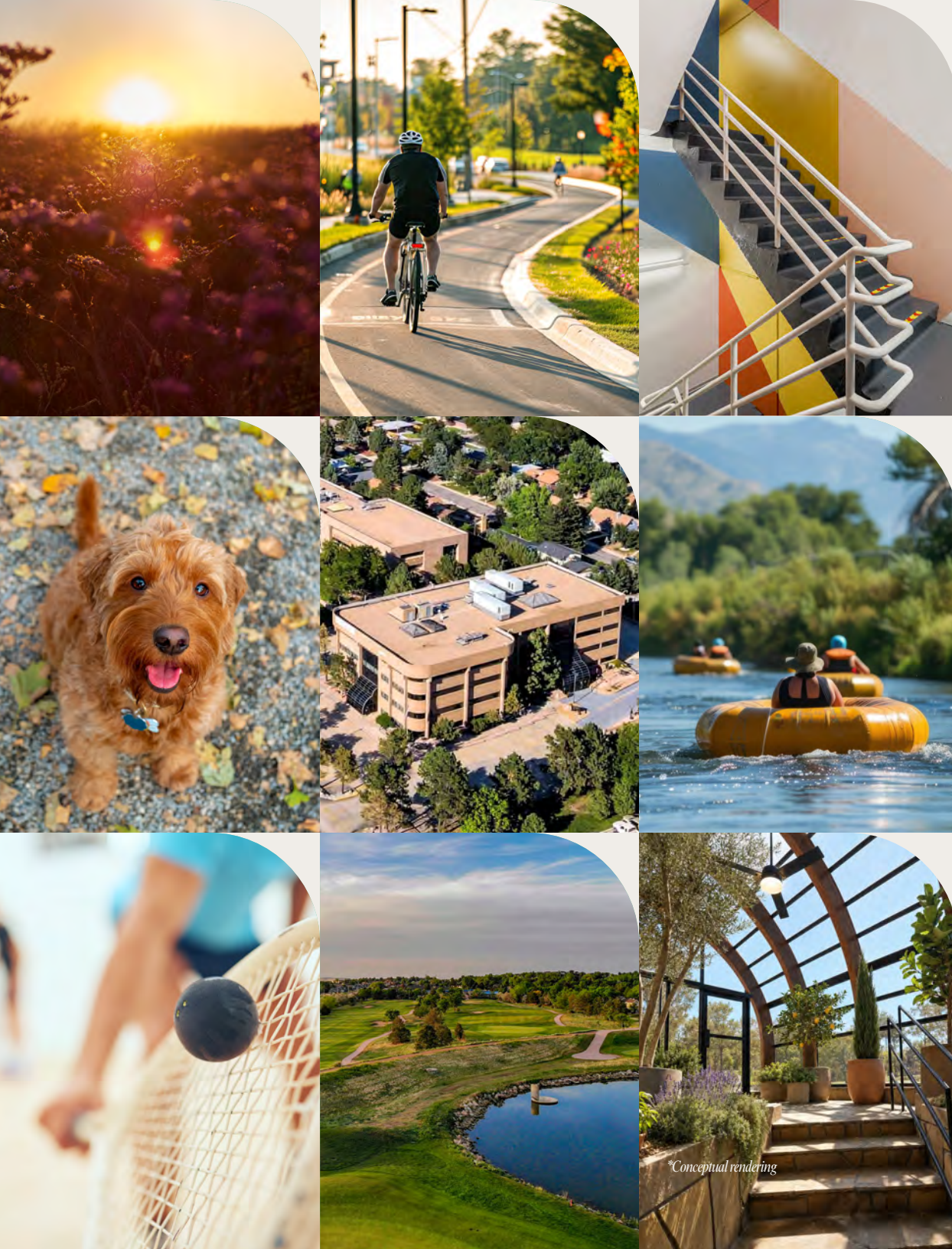


THEDESIGNOSAUR



EXISTENTIALCIRCUS

**Conceptual rendering*



LEAD BY PLACE

Keep life and work easy in West Denver with 300 days of sunshine and short commutes. Heck, you can even ride your bike to the office! Our designs have maximized natural light and modern amenities to enjoy during your workday, and the Colorado outdoors awaits when you clock out.

(03)

**Conceptual rendering*

OUR NEIGHBORS



(05)

TENANT EXPERIENCE



*Conceptual rendering

D*WOOD FACTS

PROPERTY	NUTS & BOLTS	AMENITIES
<i>74,087 rba available</i>	<i>3.16 : 1,000 parking ratio 50 covered parking spaces</i>	<i>shared boardroom & training room</i>
<i>4 stories & lower level 16,000-sf floorplates</i>	<i>ada compliant new restrooms throughout</i>	<i>indoor sports court & locker rooms</i>
<i>renovated in 2027</i>	<i>2 modernized elevators & 2 stairwells</i>	<i>secured bike storage</i>
<i>dog-friendly</i>	<i>loading dock & storage opportunities</i>	<i>podcasting studio & wellness room</i>



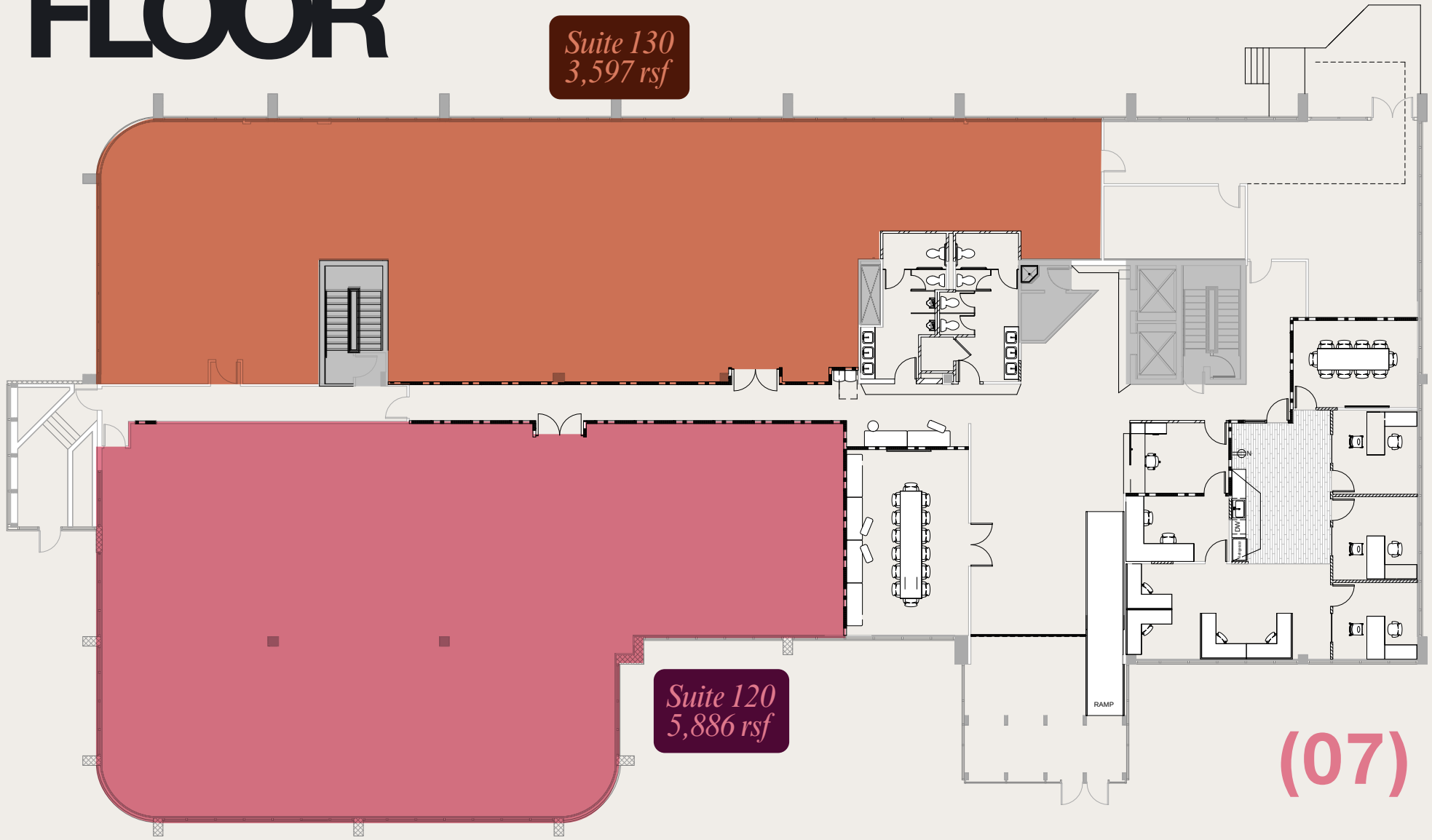
**Conceptual rendering*

FIRST FLOOR

Floor 1 is ideal for tenants seeking eyebrow signage visible to 20,000 vehicles per day on Youngfield Street and/or easy loading dock access. Up to 11,500 square feet of whitebox space available!

Suite 130
3,597 rsf

Suite 120
5,886 rsf



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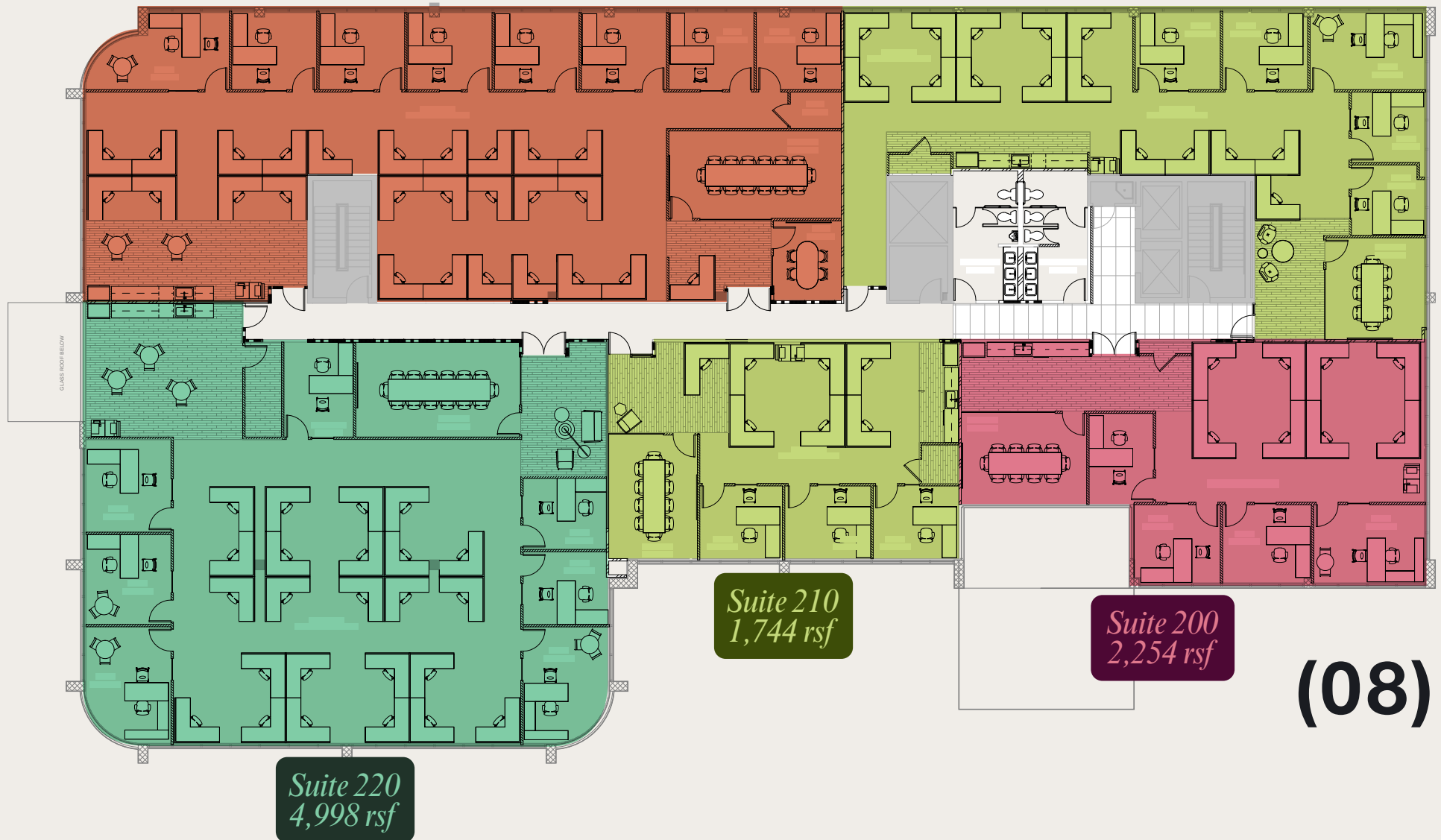
SPEC SUITES

On Floors 2 & 3, we are proactively delivering 32,000 square feet of move-in ready spaces. New Everything!!!

Need more than 5,000 sf? All spec suites are combine-able.

Suite 230
4,741 rsf

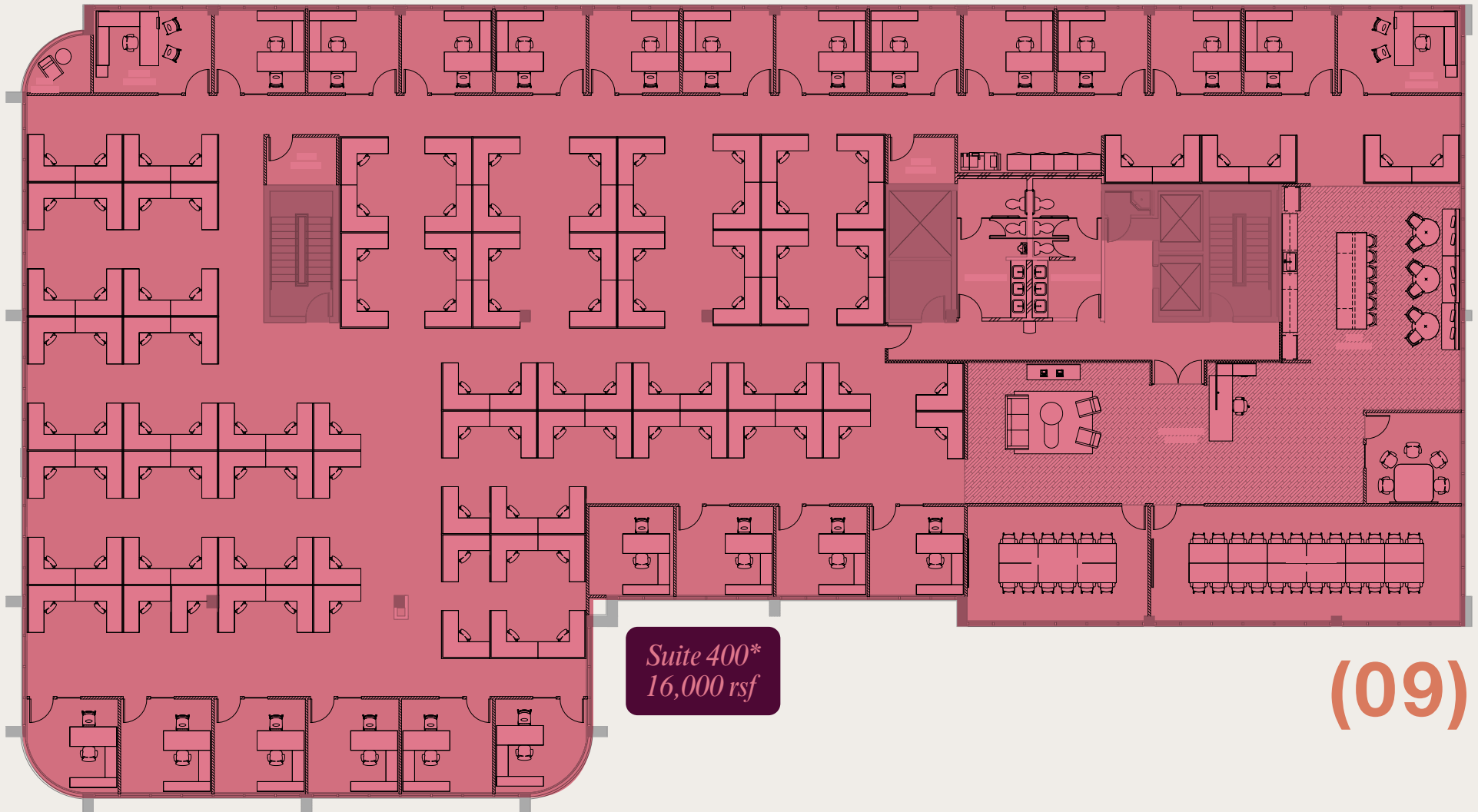
Suite 240
2,874 rsf



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FOURTH FLOOR

Take in 360-degree views of South Table Mountain and Maple Grove Reservoir from the top of dapple*wood. This penthouse opportunity boasts parapet signage visible to 120,000 vehicles per day. Up to 16,000 square feet of whitebox space available!



(09)

**Conceptual floorplan*

360-DEGREE VIEWS



(11)

TENANT LOUNGE



OUTDOOR SPACE



*Conceptual rendering

REACH OUT TO US AT
WHITNEY.HAKE@NMRK.COM

VISIT OUR WEBSITE AT
WWW.DAPPLEWOODOFFICE.COM

LET'S CREATE
SOMETHING **AMAZING**
TOGETHER



NEWMARK

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