

dapple *wood



**2850 YOUNGFIELD ST
LAKEWOOD, CO 80215**



**LOCALLY OWNED
LOCALLY LOVED**

WHY HERE?

fun to say,

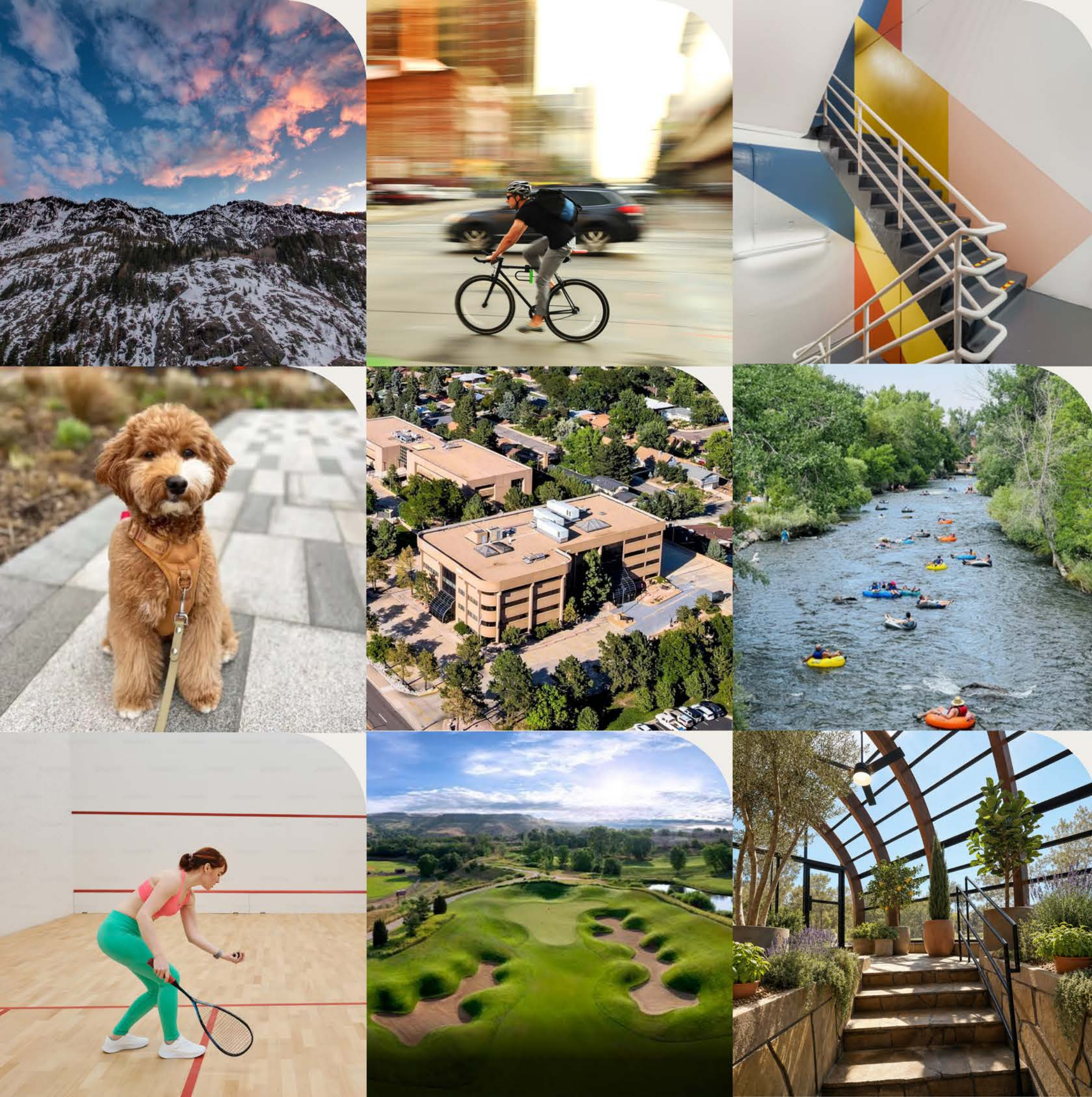
neighborhood appeal,

dappled light is golden hour.

**THE HEARTBEAT
OF WEST DENVER**

Central to Applewood Village
& Clear Creek Crossing





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.

(02)

OUR NEIGHBORS



TENANT EXPERIENCE

(05)



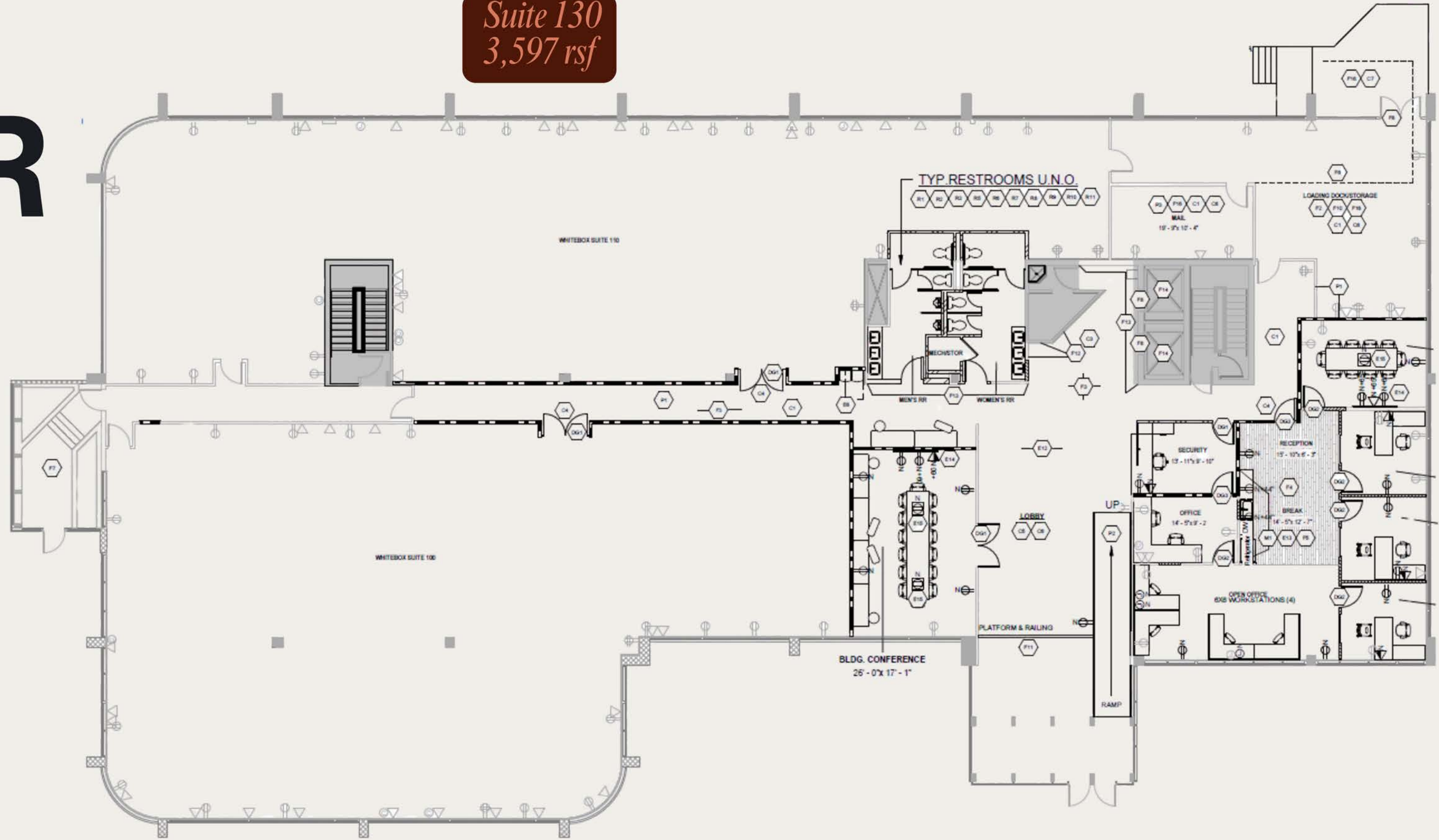
D*WOOD FACTS

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>



FIRST FLOOR

Suite 130
3,597 rsf



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 10,000 square feet of whitebox space available!

(07)

Suite 120
5,886 rsf

SPEC SUITES

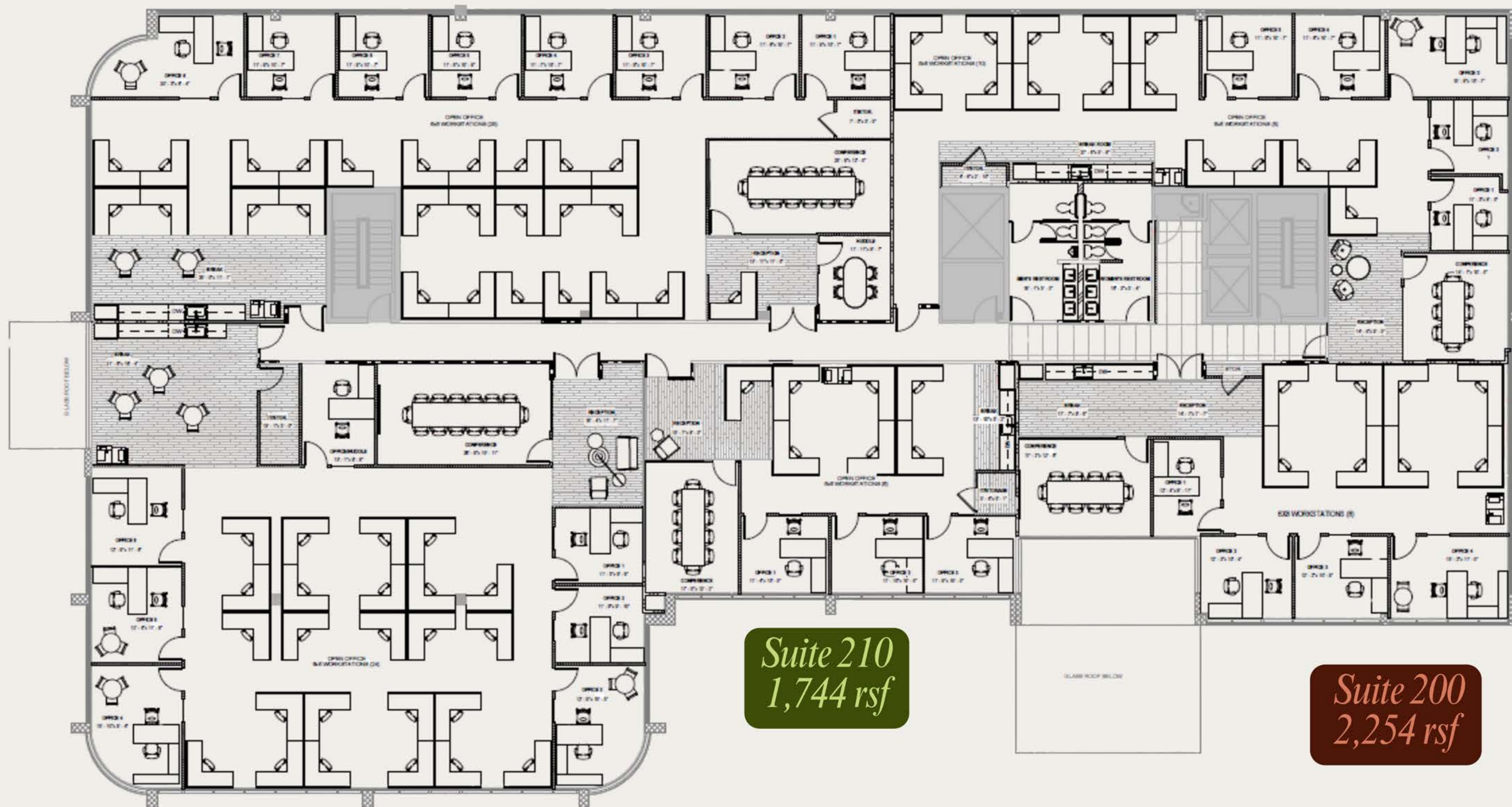
On Floors 2 & 3, we are proactively delivering 32,000 square feet of move-in ready spaces. New Everything!!!

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

(08)

Suite 230
4,741 rsf

Suite 240
2,874 rsf



Suite 210
1,744 rsf

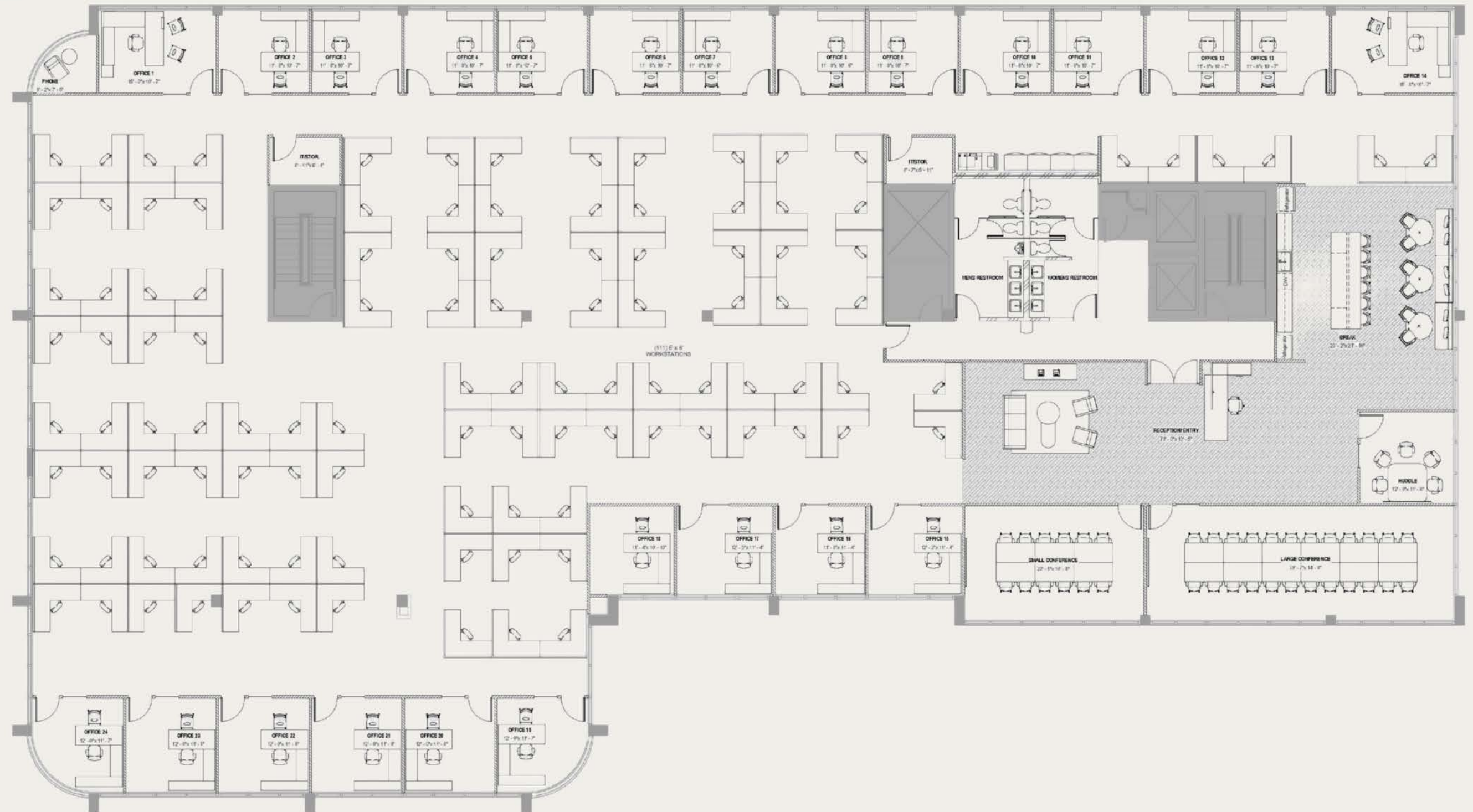
Suite 200
2,254 rsf

Suite 220
4,998 rsf

FOURTH FLOOR

Suite 400*
16,000 rsf

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)

*hypothetical floorplan

360-DEGREE VIEWS

(10)



NEWMARK

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

**LET'S CREATE
SOMETHING AMAZING
TOGETHER**

