



5075 SOUTH SYRACUSE

DENVER, COLORADO 80237



UNPARALLELED access and convenience

INNOVATIVE design and finishes

COLLABORATIVE spaces and amenities

DISTINCTIVE signature address

TO SCHEDULE A PRIVATE TOUR, CONTACT:

IN AFFILIATION WITH:


COLORADO COMMERCIAL
COMPANIES

NATASHA FELTEN
nfelten@colocomm.com
(303) 327-5800

RE/MAX
COMMERCIAL®

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our Principals.

AMENITIES

- 24-Hour security guard
- Property management and leasing office on-site
- Dining facility with vending and game room
- Workout facility with showers and locker rooms
- Training facility with coffee bar and A/V capabilities
- Easy access to RTD light rail and bus lines
- Walking distance to Shanahan's, Marriott DTC, Hyatt Regency DTC, Hilton Garden Inn DTC and numerous other retail and restaurant amenities

BUILDING INFO

TOTAL SQUARE FEET	231,471 RSF
TYPICAL FLOORPLATE	±21,730 SF
CORE FACTOR	12.5%
FLOORS	12
YEAR BUILT	2007
	LED Lighting Upgrade 2015
EXTERIOR	Precast CMU, concrete with granite spandrels
LOBBY	38' Structural glass curtain wall
CEILING HEIGHT	9' Finished (13'10" slab to slab)
ELEVATORS	5 passenger (1 freight and parking garage shuttle)
FLOOR LOAD	42 lbs/SF (typical) 200 lbs/SF (file rooms)
PARKING	Approx. 3.25:1,000
LEED	LEED Dynamic Plaque
LOADING	Large loading dock to accommodate tenant deliveries

22,000 - 65,000 RSF
OF CLASS AA OFFICE
IN
SE DENVER'S
PREEMINENT
CORPORATE TOWER



FLOORS 7-12 LEASED

6TH FLOOR VACANT 11/2020

5TH FLOOR VACANT 07/2020

4TH FLOOR VACANT 11/2020

3RD FLOOR AMENITIES

ATRIUM TWO STORY LOBBY
MEDIA AND STUDIO SPACE

LOWER LEVEL CONFERENCING

5075
SOUTH
SYRACUSE



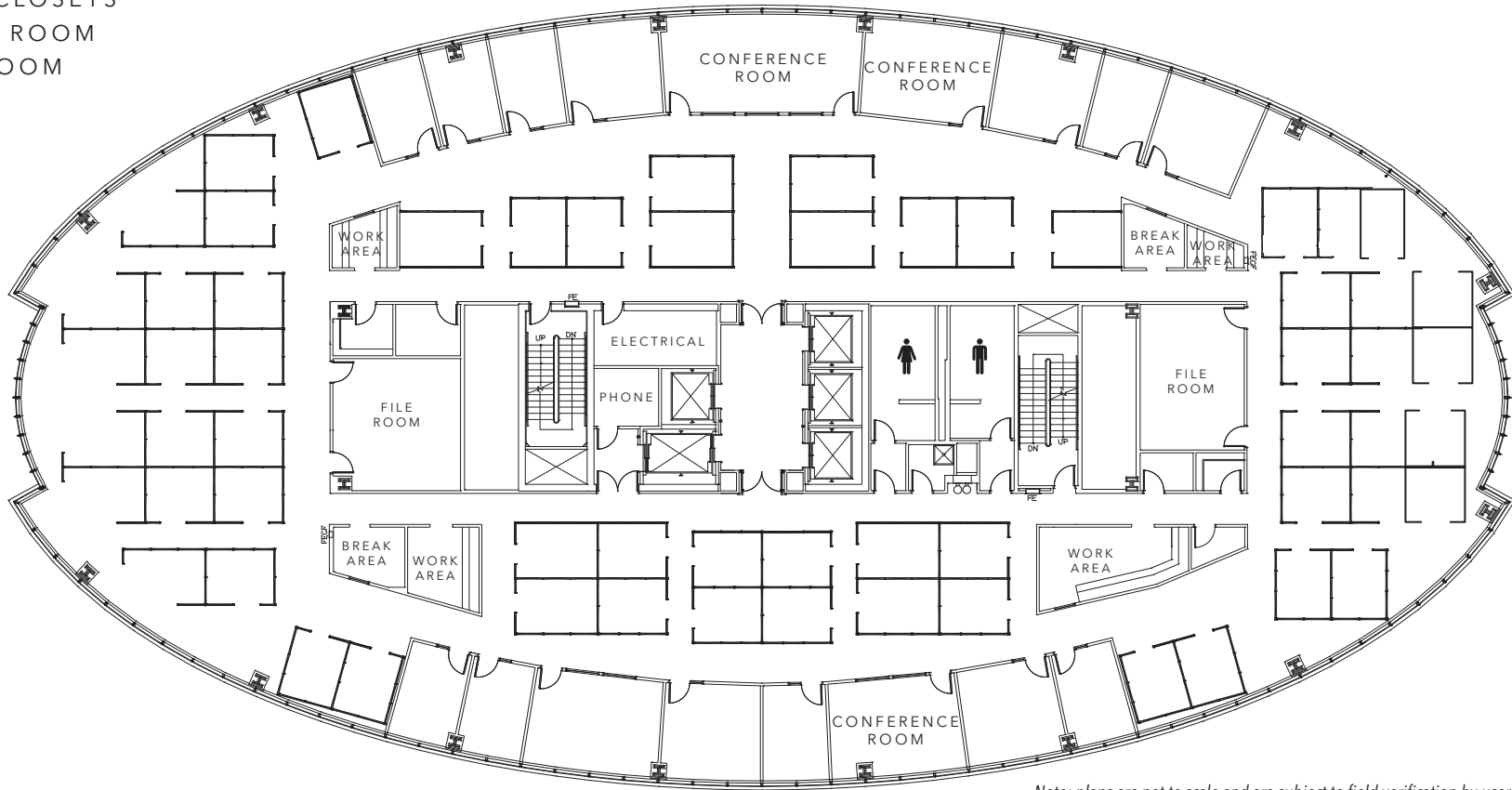
FOURTH FLOOR 21,730 RSF

THREE CONFERENCE ROOMS
14 PRIVATE OFFICES
61 WORK STATIONS
TWO BREAK AREAS
TWO FILE ROOMS
FOUR COPY/WORK AREAS
THREE STORAGE CLOSETS
TWO COAT CLOSETS
ELECTRICAL ROOM
PHONE/IT ROOM

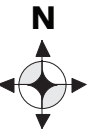
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Note: plans are not to scale and are subject to field verification by user and Landlord's architect.



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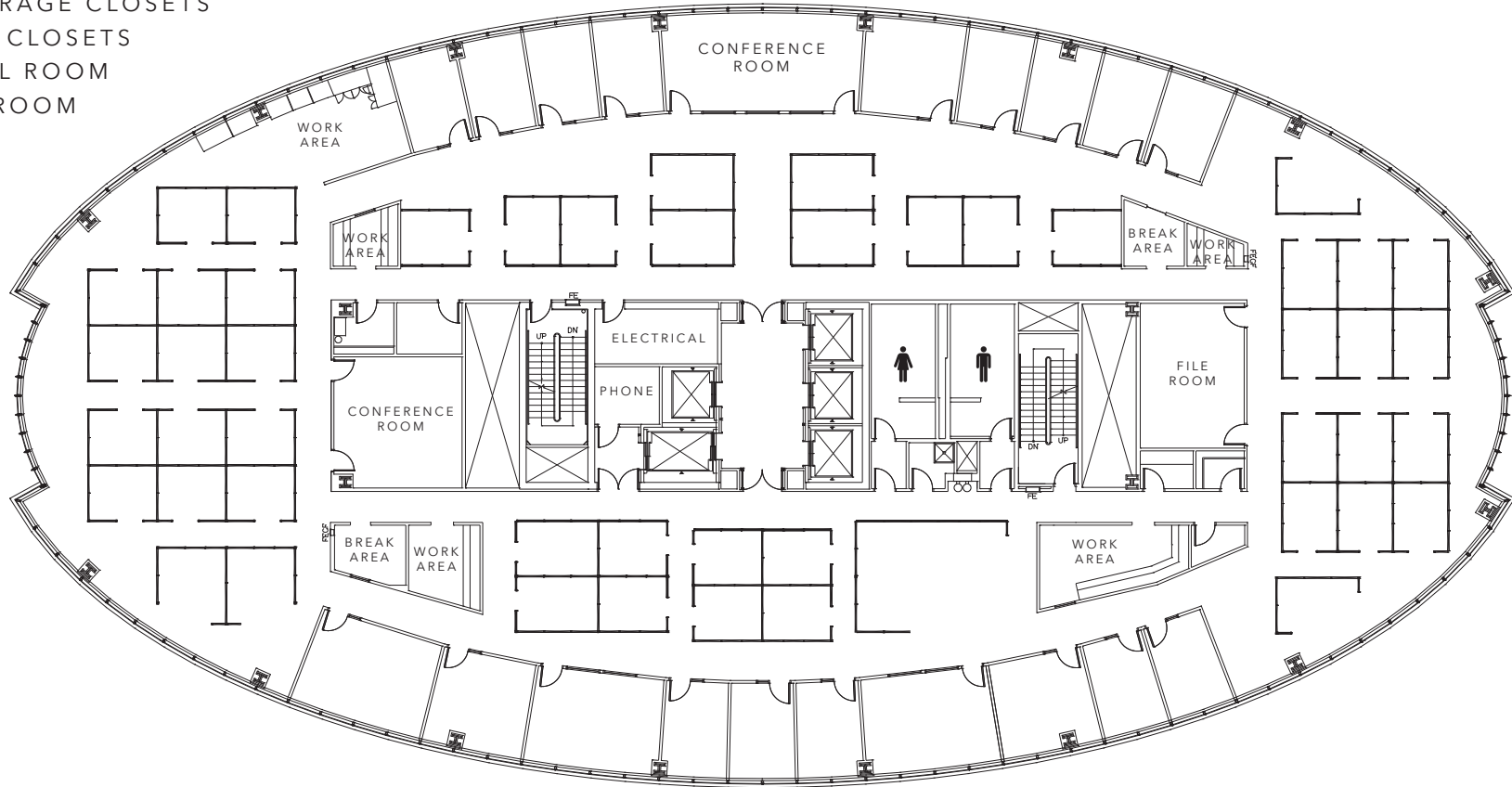
FIFTH FLOOR
21,730 RSF

RECEPTION AREA
THREE CONFERENCE ROOMS
18 PRIVATE OFFICES
48 WORK STATIONS
TWO BREAK AREAS
ONE FILE ROOM
FIVE COPY/WORK AREAS
THREE STORAGE CLOSETS
TWO COAT CLOSETS
ELECTRICAL ROOM
PHONE/IT ROOM

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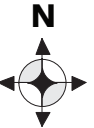
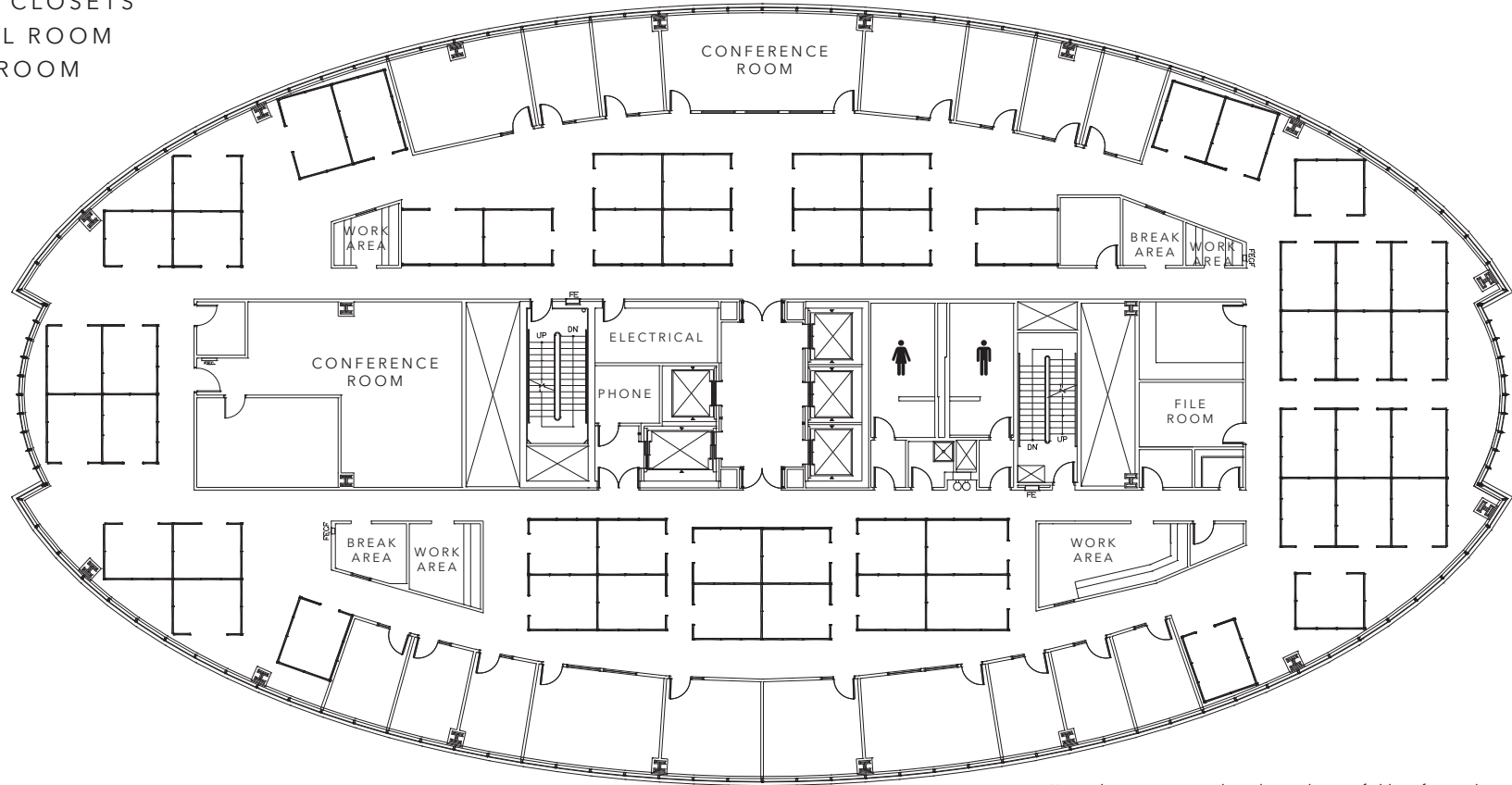
SIXTH FLOOR 21,730 RSF

THREE CONFERENCE ROOMS
17 PRIVATE OFFICES
53 WORK STATIONS
TWO BREAK AREAS
ONE FILE ROOM
FOUR COPY/WORK AREAS
THREE STORAGE CLOSETS
TWO COAT CLOSETS
ELECTRICAL ROOM
PHONE/IT ROOM

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