

A tall, modern skyscraper with a grid-like facade of windows and vertical structural elements. The building is situated in an urban environment with palm trees and a street in the foreground. A large, stylized graphic of the building's facade is overlaid on the right side of the image, featuring a grid pattern and a central vertical element.

# 3200 CENTRAL

**CBRE**



# OVERVIEW

Timeless and classic design is matched with the modern amenity base today's tenants need. The building is the result of the perfect mixture of high image office space, superior access to shops and dining all while being centrally located.







# AMENITIES



SPEC SUITE



BUILDING SIGNAGE



ON-SITE GYM



# THE NEIGHBORHOOD







# RECENT RENOVATIONS









# BUILDING FEATURES

- 25-story Class A Office Tower
- +/- 346,027 Rental Square Feet with a typically floor plate size of +/- 15,019 RSF
- 5 story parking structure with a high parking ratio of 3/1,000
- 8 high speed and recently renovated passage elevators service the building
- Design with sustainability in mind, the building has recently upgraded building systems including the HVAC system and elevator upgrades.
- Energy star certified – 2017 rating of 96.
- On-site property management office and 24/7 security personal.
- Convenient and high-quality Deli located just off the lobby.
- Bank branch and ATM on site.

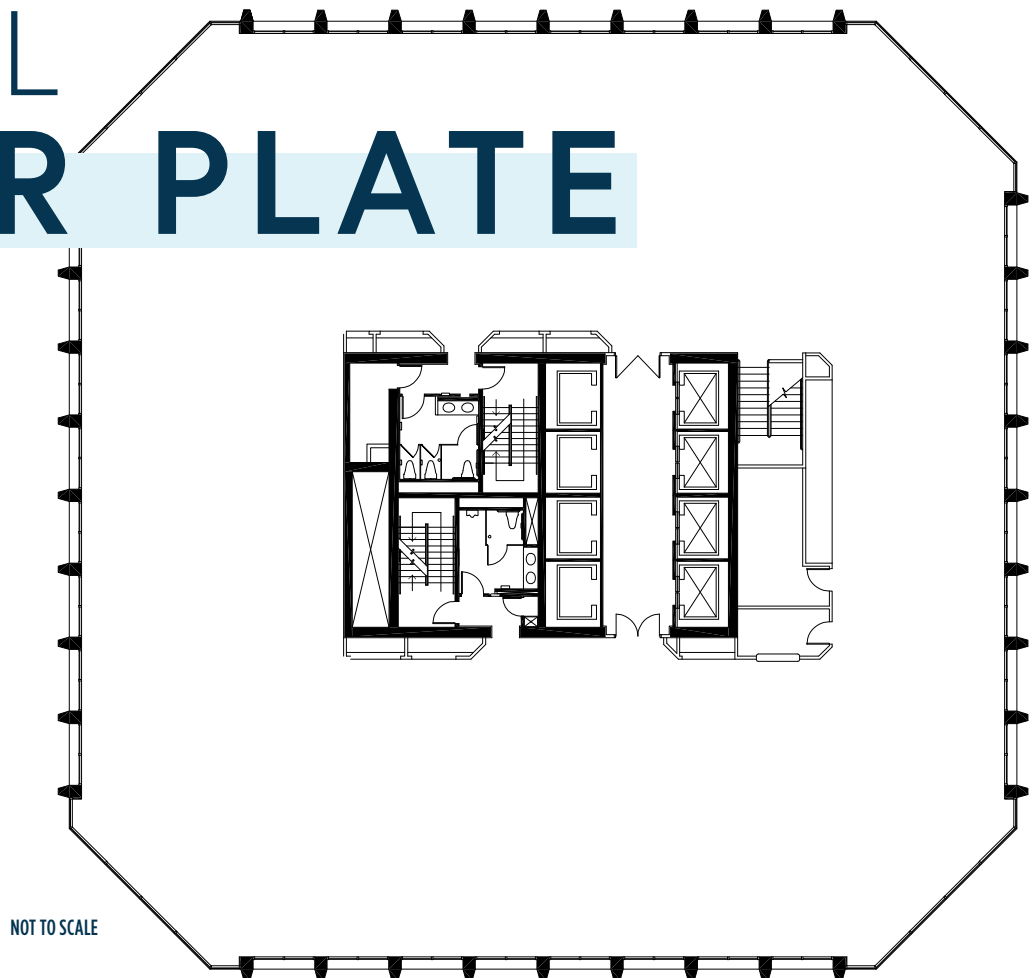




# MAJOR TENANTS



# TYPICAL FLOOR PLATE





# OWNERSHIP

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DPC Development Company is a privately held, well capitalized commercial real estate firm specializing in the acquisition and development of commercial real estate in Colorado and the West. DPC was originally formed as the central real estate operating organization of the firm's founder, Donald P. Cook. Activities date back to the late 1970's; however, the company emerged in its present form in 1986. DPC has prospered during up and down markets, with development and new construction in growing markets, and acquisition and value enhancement in flat or declining economies. DPC is presently engaged in a patient and disciplined search for new turn-around opportunities, as well as select development opportunities for commercial, entry-level residential and raw land development. Although the company typically invests its own capital, it has experience with institutional partners and third party management. DPC Development Company, through its affiliates, continues to be one of the most active investor/ developers in Colorado commercial real estate and the scope of the company's activities continues to expand.





DPC  
COMPANIES

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Fully Invested in the Future

BRIDGE

INVESTMENT GROUP  
PARTNERS®



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Managers of the ROC Funds





# 3200 CENTRAL

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