

Denver Tech Center without the Congestion



PROPERTY DESCRIPTION & AMENITIES

- Move-in ready spec suite
- Wells Fargo occupied
- Atrium brings in natural light throughout interior
- Beautiful panoramic views
- High visibility from Arapahoe Road
- Easy access to I-25 & Arapahoe Light Rail station
- Close proximity to Centennial Airport, Park Meadows Mall, rec. trails, state parks, golf courses, hotels, restaurants, and retail
- High identity Denver Tech Center alternative



AVAILABILITY

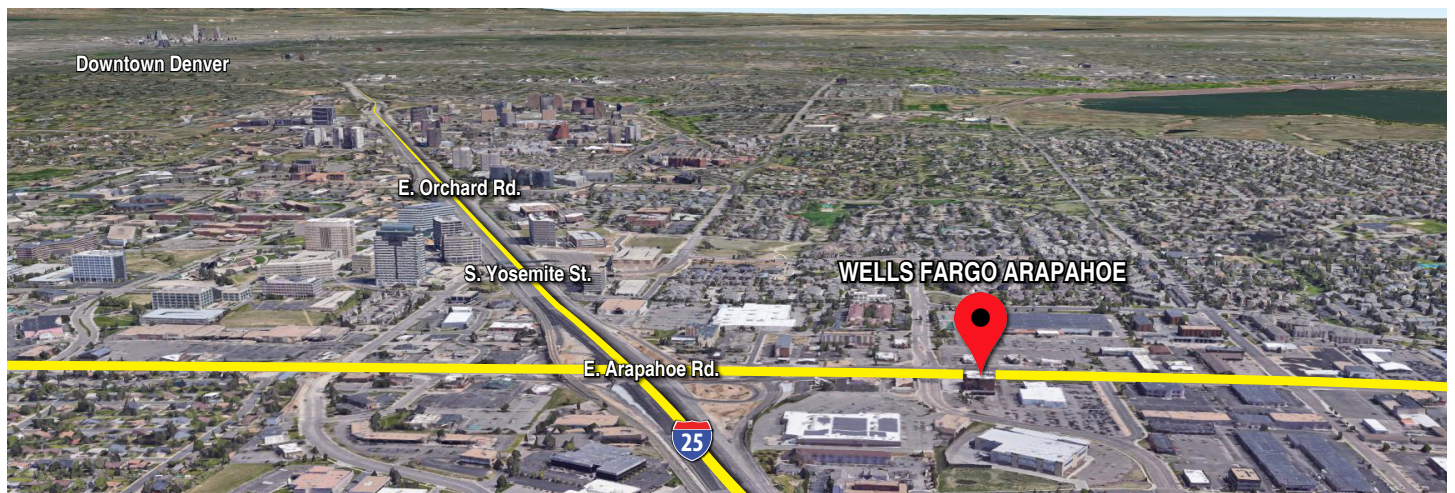
Suite	SF	Rate/SF	Details
210	3,811	\$18.00/SF	This suite includes 8 private offices, conference room, kitchen/breakroom, storage or utility room, and a large open space for workstations or for a reception area. Available 1/1/2022.
220	1,558	\$18.00/SF	This suite includes 3 private offices, a I.T. closet or storage closet, a storage room and open space for workstations and a sitting/reception area. This space can be contiguous (combined) with suite 230 to create a larger space. Available 1/1/2022.
230	2,734	\$18.00/SF	This corner space includes 6 private offices, open space for workstations and for a reception desk, and 2 additional spaces for storage or a break area. This space can be contiguous (combined) with suite 220 to create a larger space. Available 1/1/2022.
300	2,724	\$18.00/SF	This move-in ready suite has 7 private offices, an open floor plan for workstations, a conference room to seat 12, reception area, clerical space, IT/storage room, and a galley kitchenette. This space can be contiguous (combined) with suite 350, for additional space.
310	4,451	\$18.00/SF	This office suite is perfect for a growing company in need of more space. The suite has 9 private offices, a conference room, breakroom, and 2 large open spaces for workstations. A large space for a flexible and modern working environment.
350	2,231	\$18.00/SF	This office intensive suite includes 8 private offices or 7 offices and 1 conference room and a reception area. This space can be contiguous (combined) with suite 300, for additional space. Available 3/1/2022.
400	8,993	\$18.00/SF	This penthouse office suite is the entire 4th floor of the building. The suite includes 16 private offices, 1 large conference room 1 kitchen, 5 storage spaces, 4 separate entrances and 2 large spaces for workstations. Available 1/1/2022.

BUILDING DETAILS: Wells Fargo Arapahoe

Address:	9350 E Arapahoe Road
City:	Greenwood Village
County:	Arapahoe
Building Size:	42,079 SF
Number of Floors:	4
Approx. Floor Plate:	11,567 SF
Year of Construction:	1981
Owner:	KEW Realty Corporation
Parking:	3.26:1000, 137 Spaces



LOCATION



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