



Address: 4600 South Ulster Street
Denver, Colorado 80237
Year Built: 1986 – renovated in 2004
Building Size: 297,254 SF
Number of Floors: 14
Floorplate Size: 21,849 SF

Available Square Feet:

Suite 1050	3,137 RSF	
Suite 200	3,138 RSF	
Suite 270	3,910 RSF	
Suite 250	4,937 RSF	
Suite 1325	5,407 RSF	
Suite 680	7,574 RSF	Available 8/1/2020
Suite 1300	11,862 RSF	
4th Floor	21,783 RSF	Available 1/1/2020

Available Square Feet: 14,257 RSF
Starting Lease Rate: \$26.00 - \$28.00/RSF
Operating Expenses: 2019 Base Year Estimate = \$12.07
Tenant Improvements: Negotiable
Parking: 4.0 per 1,000 RSF leased
39% unreserved in attached parking structure at market rates (currently \$65.00 per month per space)
61% unreserved surface at no charge

Building Features:

BOMA 360 Certified	Regional RTD Bus Stop
Energy Star Rating	Member of the Mile Point Alliance (provides access to concierge services, an exercise facility, showers/locker and additional conference training rooms)
3 Conference Rooms	Within walking distance to multiple restaurants, hotels, daycare, retail services, and the Belleview Avenue light rail stop.
Deli and ATM	LEED Gold Certified
Mountain Views	
On-site Management & Security	
Storage	
Car Wash/Detailing Service	
Fiber Optics, WiFi Capability	

For additional information, please contact:

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