



ACT FAST!
ONLY 2
SUITES LEFT

CLASS A OFFICE SPACE FOR LEASE

REGENCY PLAZA

OUTSTANDING MOUNTAIN VIEWS!

4643 S. ULSTER ST. | DENVER, CO 80237

 **TRANSWESTERN[®]**

The ultra-modern Regency Plaza is a pristine, Class A, glass office tower adjacent to the Hyatt Regency Hotel in the Denver Tech Center. The center's prime location on Denver's urban outskirts offers the luxury of doing business near the city, without the hassles of downtown traffic. With direct access to downtown and Denver International Airport, you and your guests are positioned to efficiently conduct business. You are in easy walking distance of the Belleview light rail station, and there is a regional bus stop next to the building.

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BUILDING FEATURES AND AMENITIES

- Total building area is 319,967SF
- Exceptional views, ample glass and window line
- Remodeled lobby
- Keycard security access system
- Parking ratio is 3:1,000, covered
- Adjacent to Hyatt DTC with numerous restaurants and amenities nearby
- Easy access from I-25 and I-225
- LEED® Silver Certified
- Adjacent to RTD regional bus hub; within walking distance of Belleview Light Rail station
- Strong long-term owner and on-site property management
- On-site fitness facility, showers and locker rooms, and Wild Sage café
- Fiber optic providers include Cbeyond, XO, Level 3, Cogent, and Comcast
- New common conference room available for a fee



AVAILABILITIES

Suite 230

3,510 RSF

Suite 1120

4,817 RSF



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