



6900 LAYTON

CLASS AA OFFICE DELIVERING SUMMER 2020

A PROJECT BY:



PRIMEWEST



Partners Group

REALIZING POTENTIAL IN PRIVATE MARKETS



FOR LEASING INFORMATION, CONTACT:

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**CUSHMAN &
WAKEFIELD**



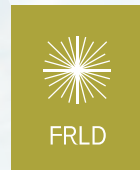


6900 LAYTON

DEVELOPMENT TEAM:



Gensler



LEASING TEAM:

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42 ACRE

master-planned
mixed-use TOD

2.2M

square-feet
of office

250,000

square-feet
of retail

2,000

apartments &
condos

2

full service
hotels

EXISTING/UNDER CONSTRUCTION:

- A** Retail & Residential: 353 Luxury Apartments
- B** Retail & Residential: 325 Luxury Apartments
- C** 318,000 RSF Office:
ONE BELLEVUE STATION
- E** 381,732 RSF Office:
6900 LAYTON
- E** TCR/Prime West Multifamily & Kimpton Hotel

PROPOSED:

- C2** Office: Two Bellevue Station
- D** Office, Mixed-Use & Retail
- F** Office, Mixed-Use & Retail
- G** Office & Hotel
- H** Corporate Office
- I** Corporate Office
- J** Corporate Office



Connection & Community

AMENITIES | VIEWS | PEOPLE | ACCESSIBILITY

Belleview Station offers various options for its community. Whether the place of your employment or your home, the development has everything you need right at your fingertips. Because of the superior location, 6900 Layton invites people from surrounding areas to meet for coffee, lunch or dinner while enjoying the mountain views. Life for your employees will become convenient and engaging.

BLOCK A, B & C: RETAIL TENANTS





DOWNTOWN DENVER

6900 LAYTON

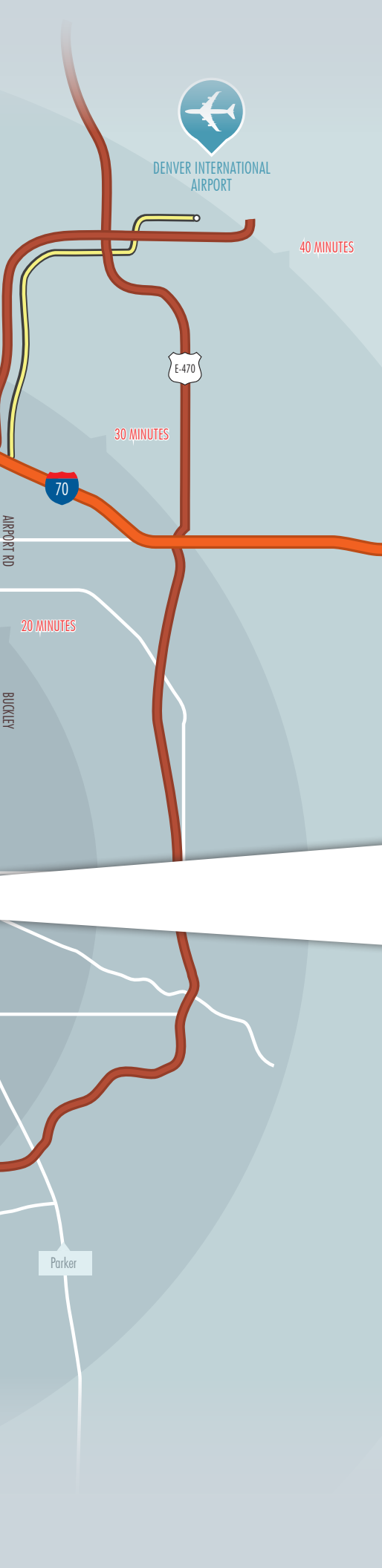
CENTENNIAL AIRPORT

 EXISTING LIGHT RAIL LINES
 FUTURE LIGHT RAIL LINES

Proposed 2,000+ parking spaces with future light rail development

10 MINUTES

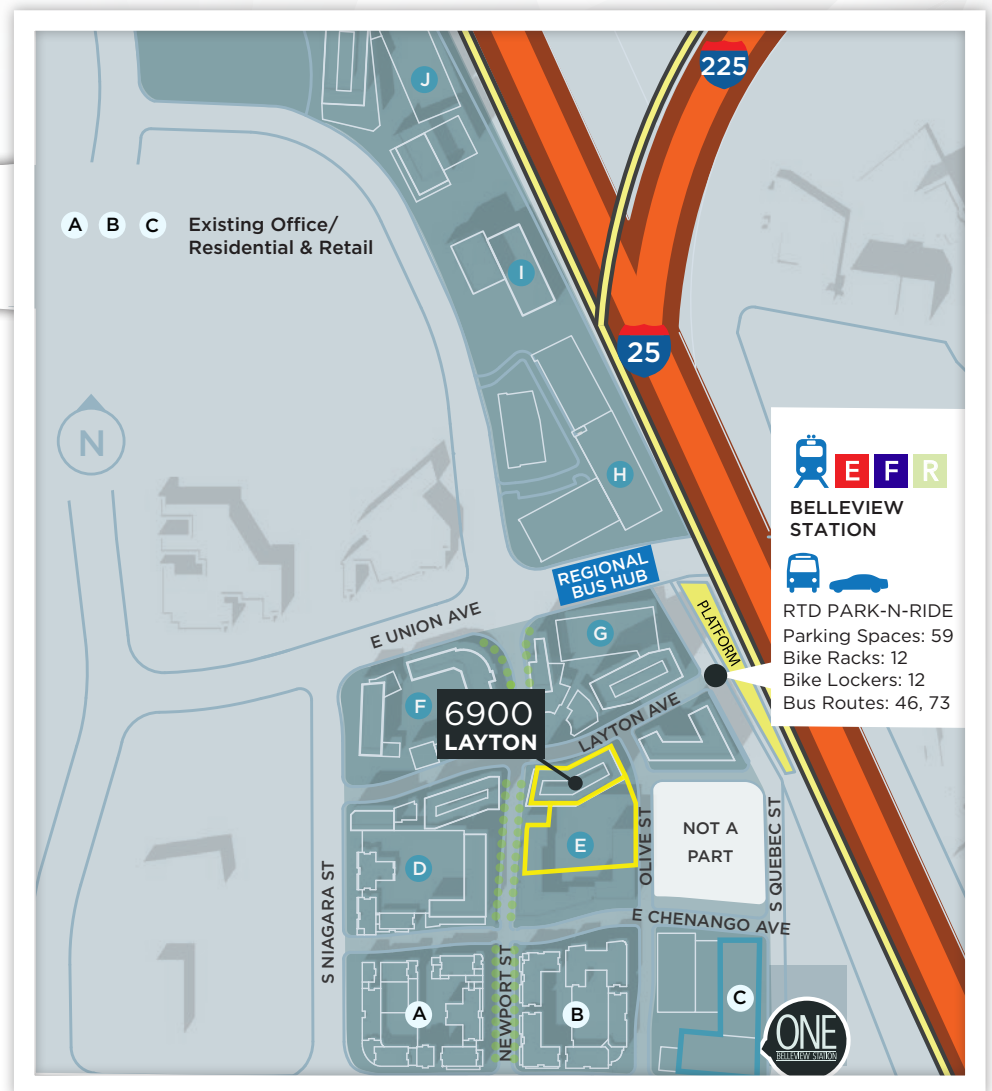




Multi-Modal Connectivity

A BETTER COMMUTE FOR YOU & YOUR EMPLOYEES, YOUR MOST VALUABLE ASSET

The premier 42 acre mixed use master-planned Transit Oriented Development (TOD) offers multiple transportation options from home to work. Proximity of office to amenities is key to attracting the modern employee. Our one-of-a-kind location puts us at the epicenter of the Southeast Denver Commercial corridor.







6900

LAYTON

- // 384,712 RSF
- // 14,283 RSF Ground Floor Retail
- // 36,497 SF Typical Floor Plates
- // 3.5 : 1,000 Parking
- // Outdoor Tenant Patio
- // 5,000 Square Foot Fitness Center with Showers & Lockers
- // Common Conference Facility
- // Denver Address



// GROUND FLOOR RETAIL



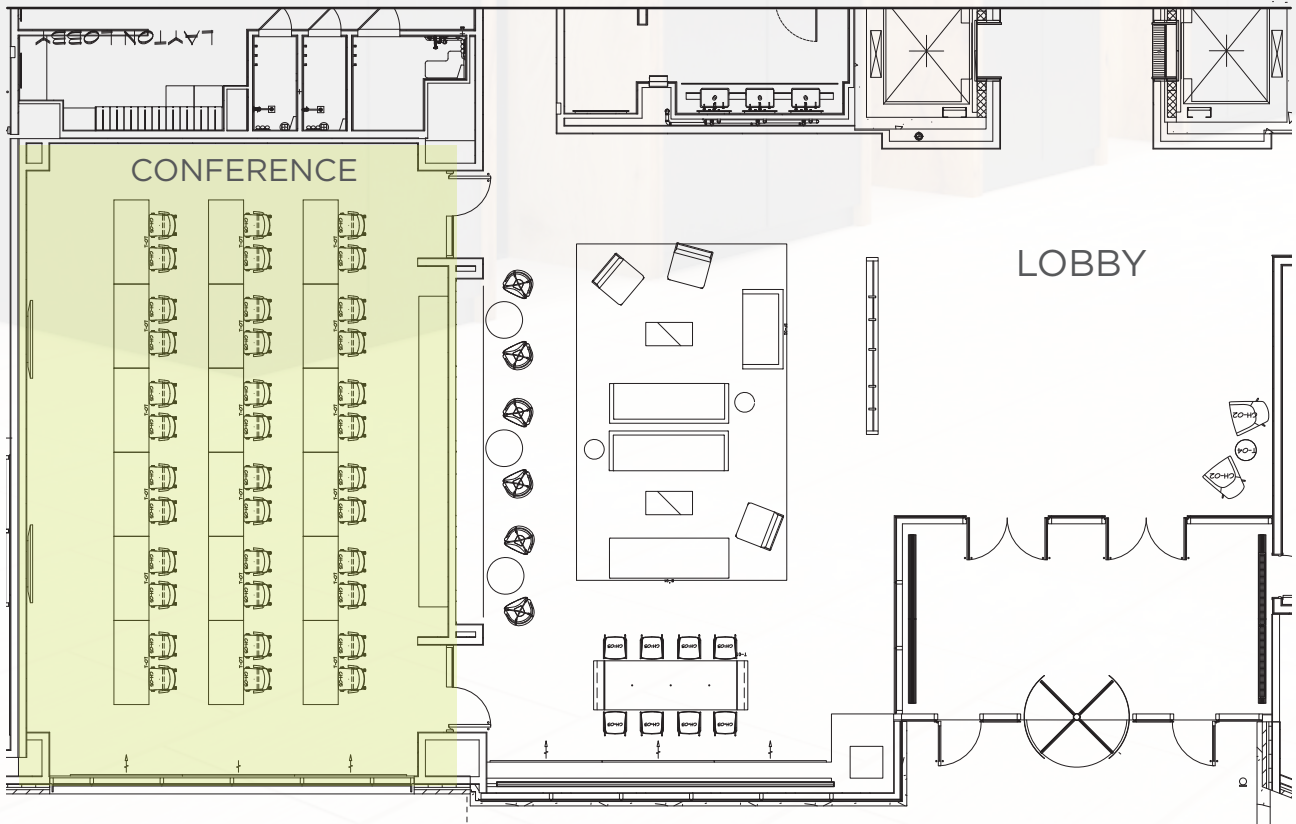


// ACTIVATED LOBBY





// GROUND FLOOR



// LOBBY & CONFERENCE



// BIKE STORAGE & FIX-IT STATION





// 5,000 SF FITNESS FACILITY





// FITNESS CENTER



// FITNESS CENTER

// 5,000 SF Fitness Center

// Daylight & Views

// 50+ Lockers

// 12 Showers

// BIKE STORAGE

// Secured Bike Storage

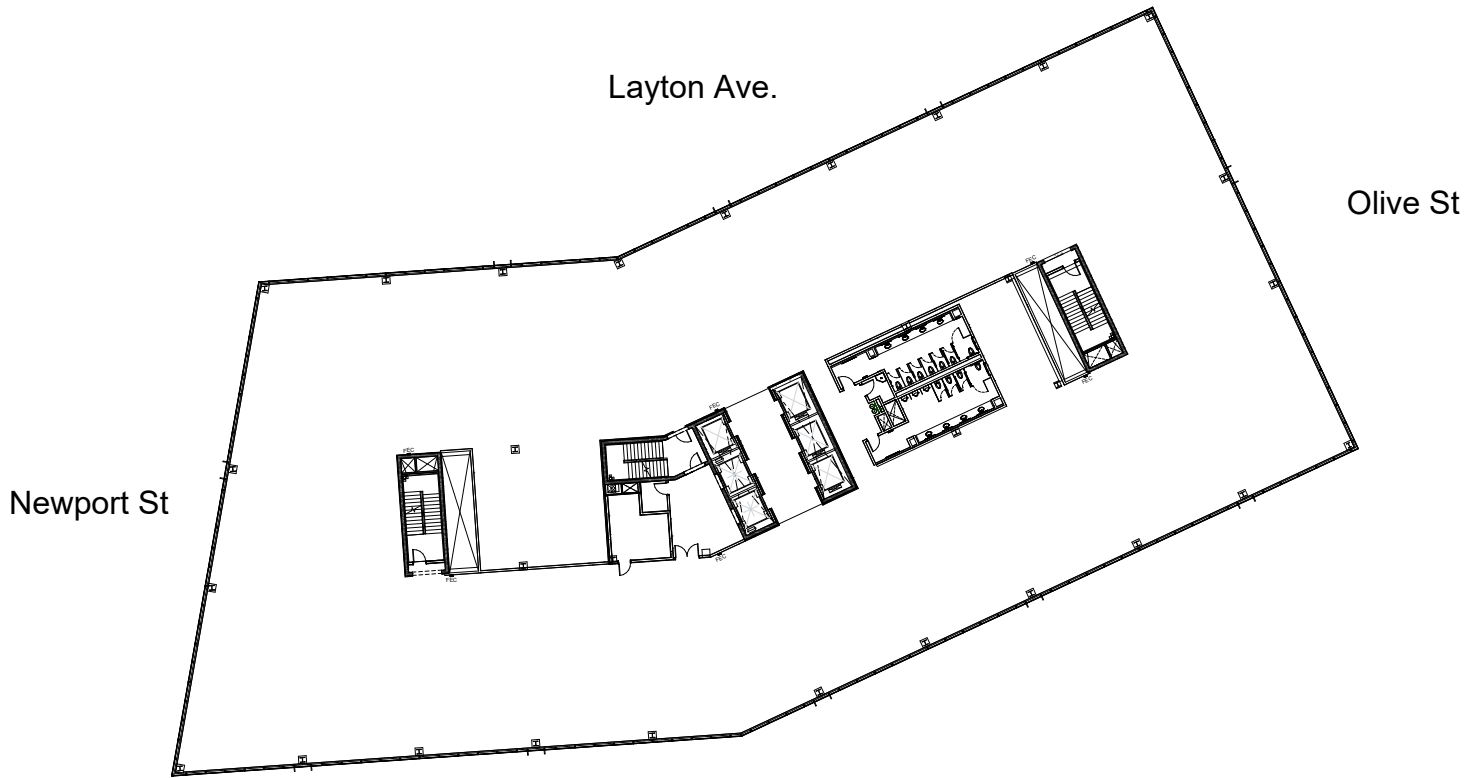
// 50+ Bike Racks

// Fix-it Station

// Bike Supply Vending Machine



// UP TO 109,491 RSF AVAILABLE



Typical Floor Plate: 36,497 RSF

// COLUMN FREE FLOOR PLAN



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