

NORTHFIELD • STAPLETON NEIGHBORHOOD

ONE CENTRAL PARK

AT THE CORNER OF CENTRAL PARK BLVD & I-70

DENVER'S NEWEST OFFICE MARKET
AVAILABLE SPRING 2017



CBRE



NORTHFIELD // BUILDING AND MARKET AMENITIES

BUILDING AMENITIES

- Class A
- Car charging stations
- Mountain and city views
- Modern lobby and bathroom design
- Illuminated building signage
- Extensive glass line - floor to ceiling glass on all four corners

LOCATION

- Walking Distance to 1.2 million SF of retail and restaurants
- Next door to The Shops at Northfield Stapleton Bus Stop serving the Light Rail
- Free surface parking at a 4:1,000/SF ratio
- Convenient access to I-70, I-225 and I-270
- Prominent identity from I-70 with traffic counts exceeding 400,000 vehicles per day

MAJOR RETAILERS

Aveda • Bass Pro Shop • Macy's • Old Navy • Victorias Secret • JCPenny • New York & Company • Verizon • Bath & Body Works • Buckle • Finish Line • Hand & Stone Massage and Facial Spa • Harkins Theatres • Jos. A. Bank • T Mobile • Yankee Candle

ACCLAIMED RESTAURANTS

Bar Louie • Olive Graden • Red Lobster • Red Robin • Stapleton Tap House • TGI Friday's • Texas Roadhouse • Texas de Brazil • Brother's Bar & Grill • Jim & Nick's Community Bar-B-Q • La Sandia Tequila Cantina • Marco's Pizza • Salati Italian Street Food

SITE OVERVIEW // AREA STATISTICS

AREA STATISTICS

LIGHT RAIL TRAVELS



**DOWNTOWN
DENVER**
14 MIN



**DENVER
INTERNATIONAL
AIRPORT**
23 MIN

I-70 VEHICLE COUNT PER DAY



222,179
WESTBOUND



207,000
EASTBOUND

DRIVE TIMES



**DOWNTOWN
DENVER**
15 MIN



**DENVER
INTERNATIONAL
AIRPORT**
23 MIN

AREA DEMOGRAPHICS



EMPLOYEES
70,357

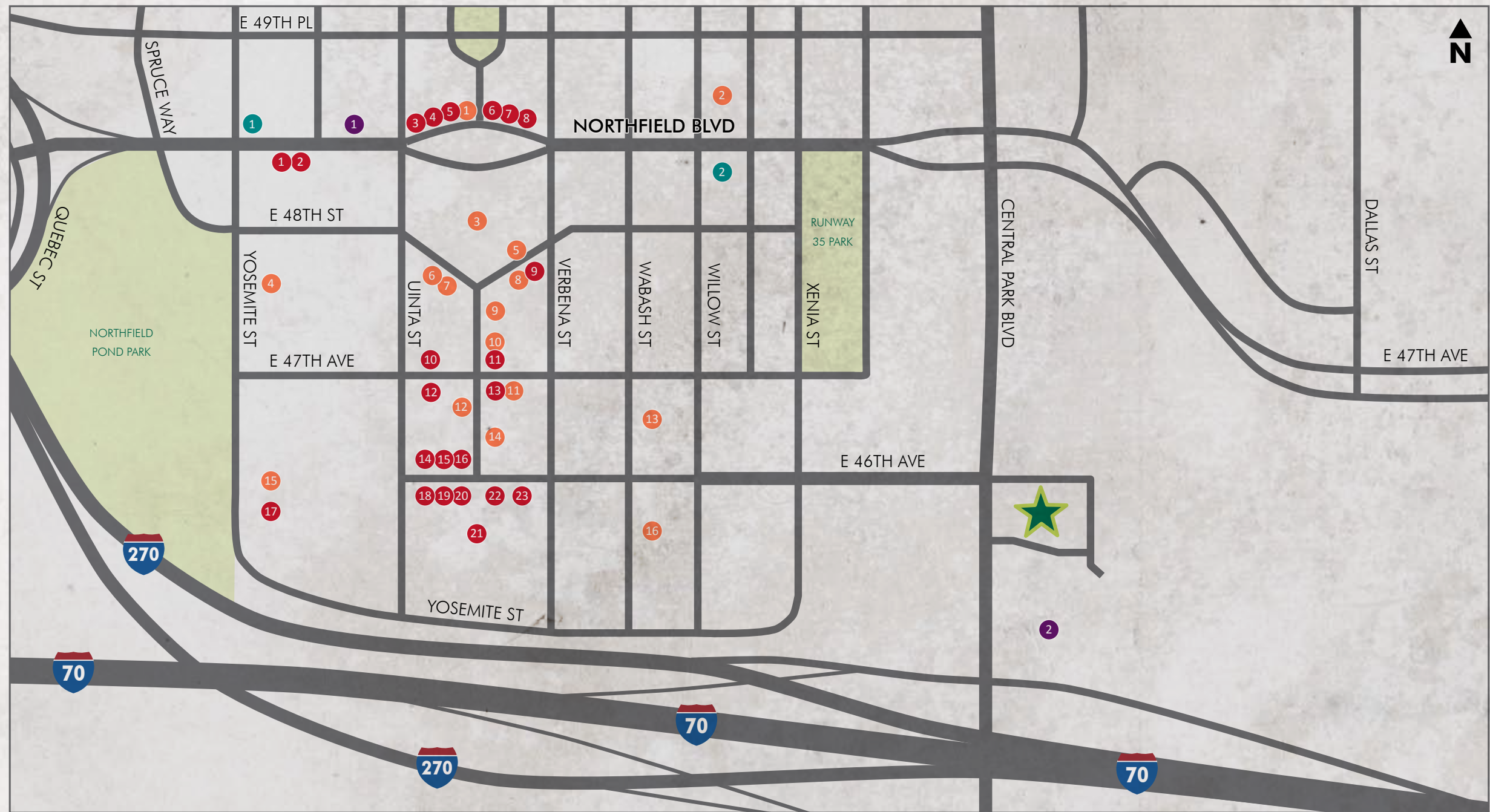


AVERAGE HOUSEHOLD INCOME
\$161,474



**STAPLETON OFFICE
VACANCY RATE**
1.5%

NORTHFIELD // AREA MAP



● DINING & ENTERTAINMENT

- | | |
|---------------------------|---|
| 1. Wahoo's Fish Taco | 9. Texas de Brazil |
| 2. Starbucks | 10. Cowboys Saloon |
| 3. Five Guys | 11. Zen Asian Sushi Bar & Grill |
| 4. Torchy's Tacos | 12. Improv Comedy Club & Dinner Theatre |
| 5. Cuba Cuba | 13. La Sandia Tequila Cantina |
| 6. Brixx Wood Fired Pizza | 14. Red Robin's Burger Works |
| 7. Jersey Mike's Subs | 15. Salati Italian Street Food |
| 8. Tokyo Joe's | 16. Brothers Bar & Grill |

- | |
|------------------------------------|
| 17. Islamorada Fish Company |
| 18. Qdoba Mexican Grill |
| 19. Stapleton Tap House |
| 20. Marco's Pizza |
| 21. Harkins Theatres Northfield 18 |
| 22. Which Which |
| 23. Bar Louie |

● RETAIL

- | | |
|---------------------|--|
| 1. Great Clips | 9. Hand & Stone Massage and Facial Spa |
| 2. 7-Eleven | 10. Mountain Man Nut & Fruit Co. |
| 3. Macy's | 11. T-Mobile |
| 4. Super Target | 12. Whimsy Paint & Sip |
| 5. Verizon Wireless | 13. Old Navy |
| 6. Jos. A Bank | 14. Finish Line |
| 7. Ergo Aveda Salon | 15. Bass Pro Shops Outdoor World |
| 8. LensCrafters | 16. JC Penney |

● HOTELS

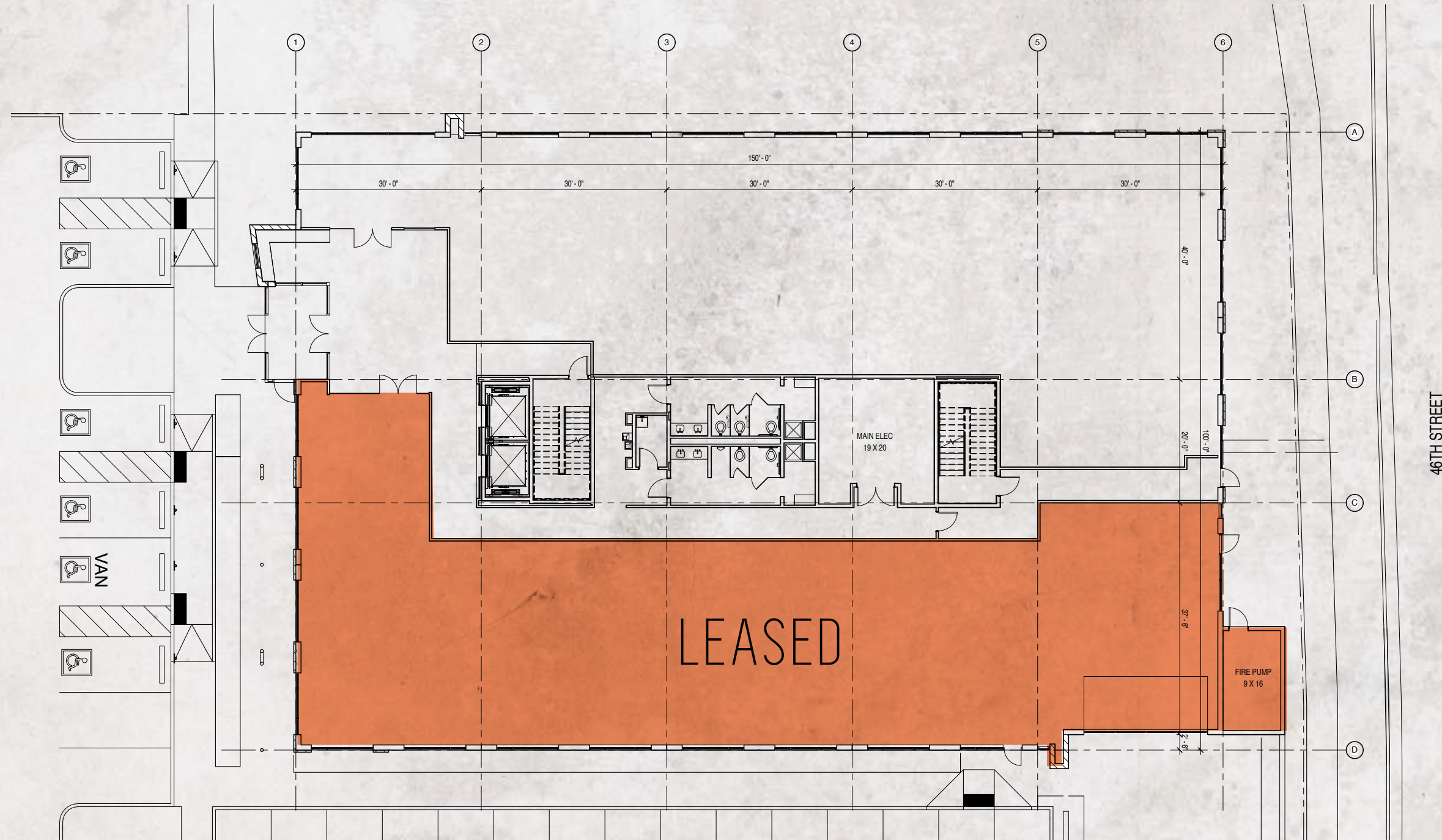
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|-----------------------|
| 1. Staybridge Suites |
| 2. Drury Inn & Suites |

● MULTIFAMILY HOUSING

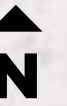
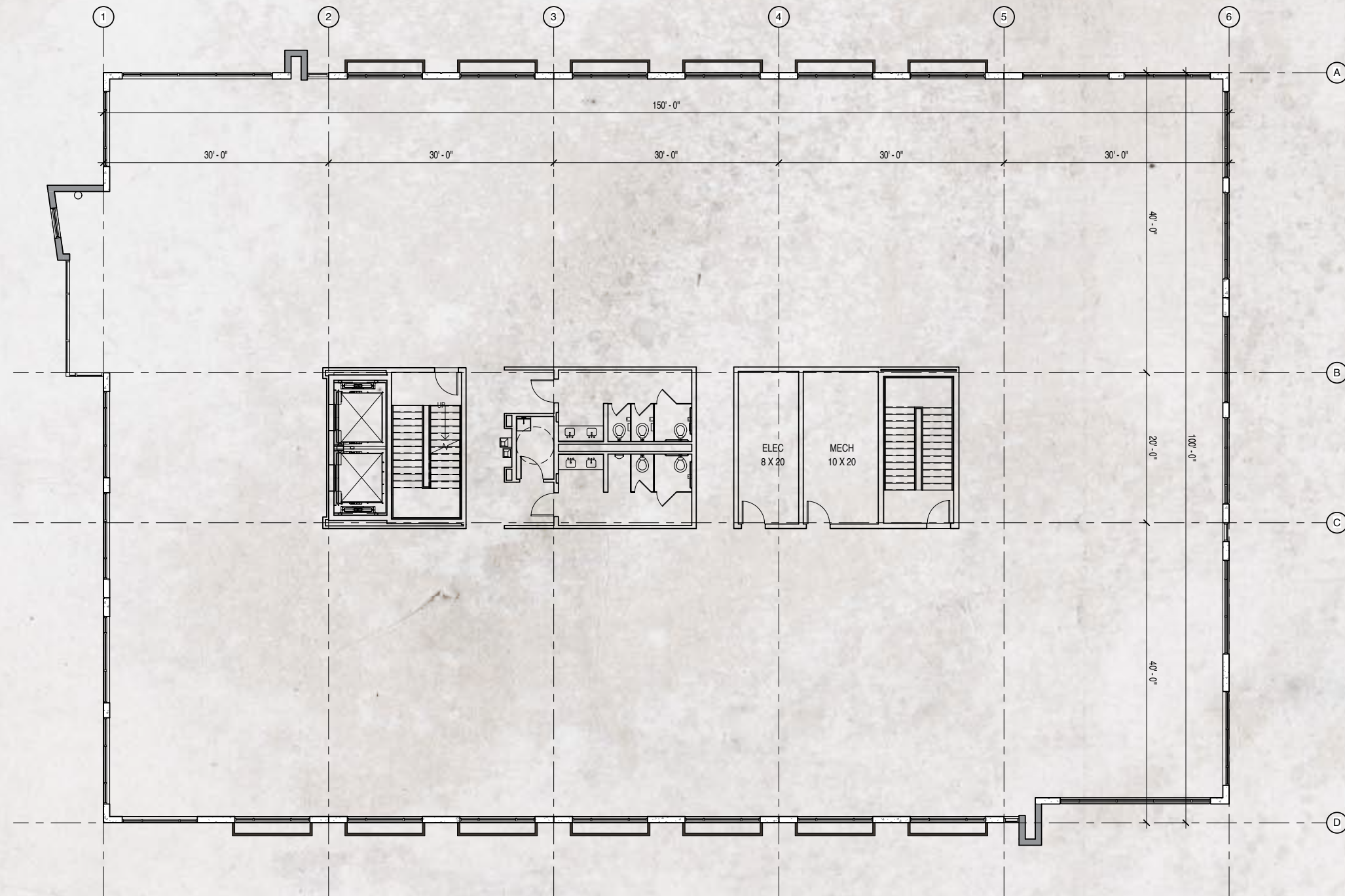
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| 1. Coming Soon! Northeast Denver Housing - Northfield Apartments |
| 2. The Aster Conservatory Green |



SPACE PLAN // FIRST FLOOR (6,340 SF)



SPACE PLAN // THIRD FLOOR (15,465 SF)





FOR MORE INFORMATION, PLEASE CONTACT

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