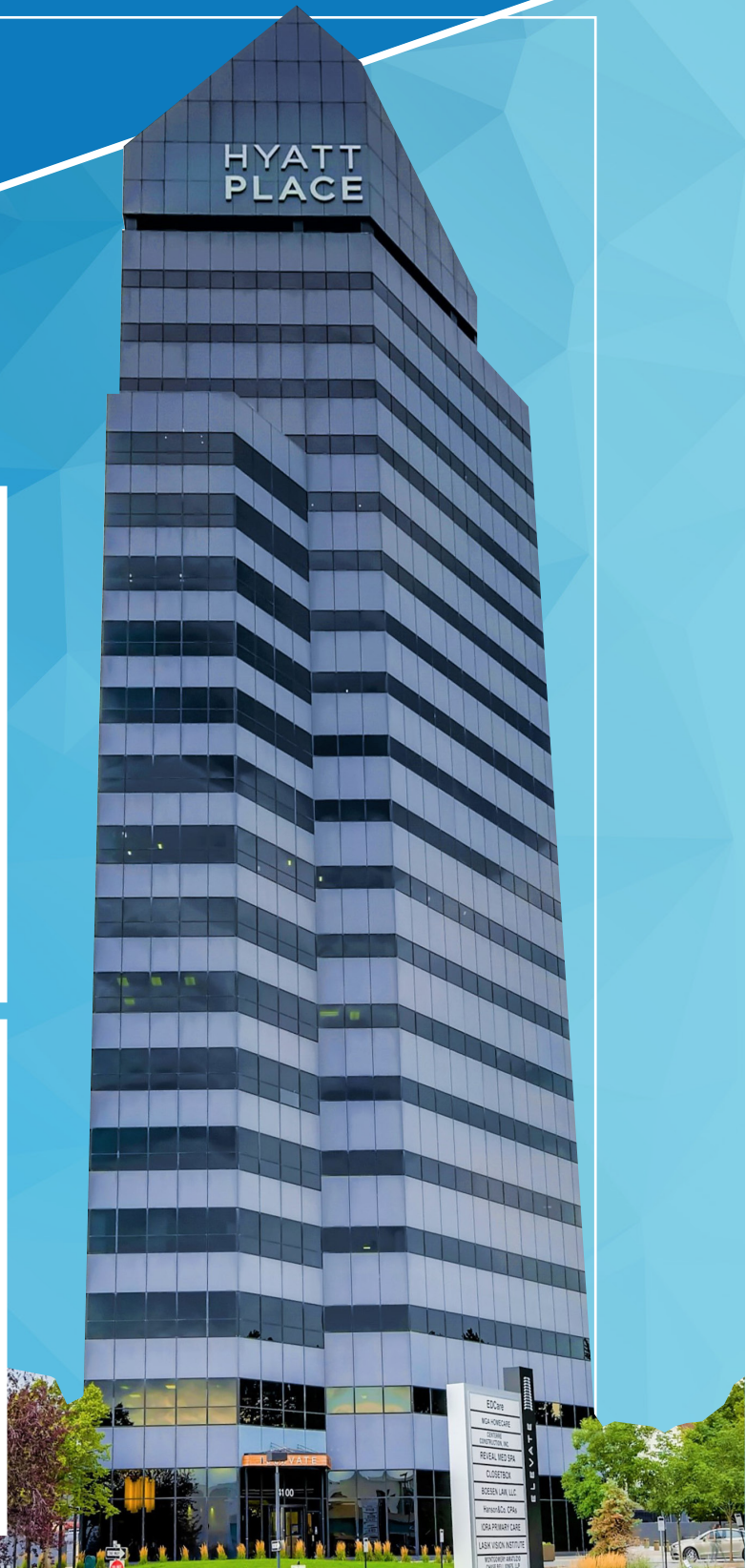
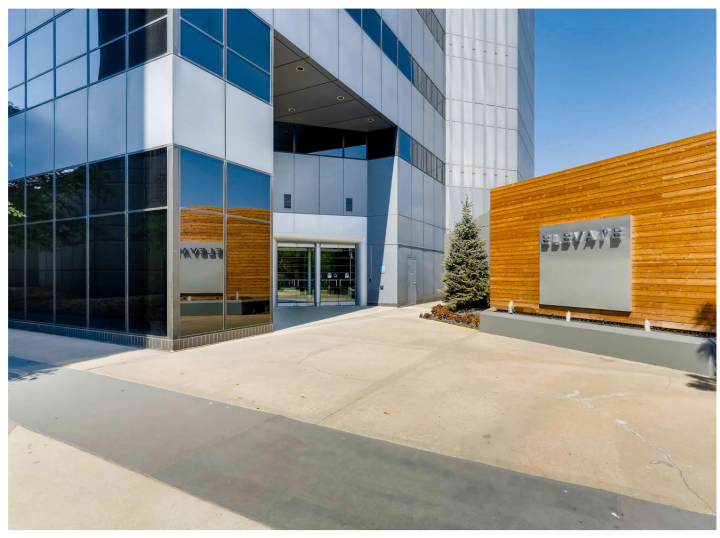


ELEVATE YOUR EXPERIENCE

4100 E. Mississippi Avenue
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ELEVATE



Recent Tenant Build Out



Recent Build Out



PROPERTY OVERVIEW

BUILDING SF	221,675 RSF
YEAR BUILT	1984 - renovated 2020
FLOORS	19
LEASE RATE	\$28.00-\$30.00/SF FSG
PARKING	3: 1,000
COVERED PARKING	Unreserved \$50.00 Reserved \$75.00
SURFACE PARKING	\$25.00 (FREE 2 HOUR VISITOR PARKING)
TYPICAL FLOOR PLATE	11,700 SF

BUILDING AMENITIES

- Exterior outside alternative work area
- Remodeled lobby with secured access
- Fitness Center with showers and locker rooms
- Common conference facility
- On-site property management
- Unobstructed mountain and downtown views
- Ample on-site visitor parking
- Covered and surface parking
- Potential exterior signage opportunities

Fitness Center



Common Area





Amenities	
1 Starbucks	13 Whole Foods Market
2 Walgreens	14 Chili's
3 Old Chicago Tap Room	15 24 Hour Fitness
4 Qudoba Mexican Grill	16 King Soopers
5 Smashburger	17 Home Depot
6 Hyatt Place	18 Hilton Garden Inn
7 BMW	19 CitySet
8 Pinkberry	20 Residence Inn Marriott
9 ModMarket	21 Super Target
10 Starbucks	22 PetSmart
11 Hampton Inn	23 Bet Bath & Beyond
12 Mercedes-Benz of Denver	

FANTASTIC LOCATION

VEHICULAR ACCESS



1 mile from I-25



2 miles from Cherry Creek



5 miles from downtown



6 miles from DTC

WALKABILITY



Outstanding demographics



Adjacent to Hyatt Hotel (194 rooms)



1 block from infinity park



Close vicinity to Cherry Creek trail

SCORE:
82

SCORE:
65



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