



FOR LEASE | OFFICE

50 FIFTY DTC

5050 S SYRACUSE ST
DENVER, CO 80237

BILL WOODWARD

720.274.8313

bwoodward@skye-cre.com



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WELCOME TO 50 FIFTY

Designed to inspire, 50 Fifty sets the standard for the modern office spaces. Located in the heart of DTC, this class AA office tower redefines what a work space should be with:

- *Dual open air light wells fill the building the energizing daylight and 10-foot windows provide expansive views from every vantage point.
- *Column-free open floor plans, abundant natural light, and a highly-sophisticated infrastructure increase and improve efficiency
- *Cultivated materials and sleek architectural features create a captivating interplay of color and texture that unfolds from the ground up
- *Rooftop terraces, open spaces, and a fitness center provide a vibrant, energized environment, and promote a healthy work/life balance

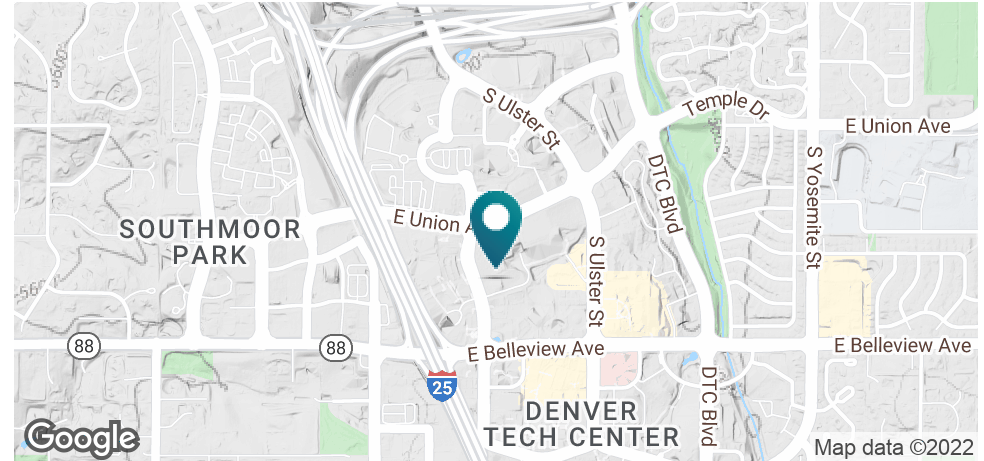
From the varying textures at the base of the building to the sleek, congruent lines that reach the top, 50 FIFTY DTC takes you on a visual journey. Inspired by the experience of sailing across open water, the exterior features a winding mix of matte black steel, textured Sierra White granite, and smooth blue Viracon glass designed to evoke the image of a ship cutting through an ocean wake.

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OFFERING SUMMARY

Lease Rate:	Negotiable
Year Built:	2018
Building Size:	192,000 SF
Market:	Denver
Submarket:	Denver Tech Center

PROPERTY HIGHLIGHTS

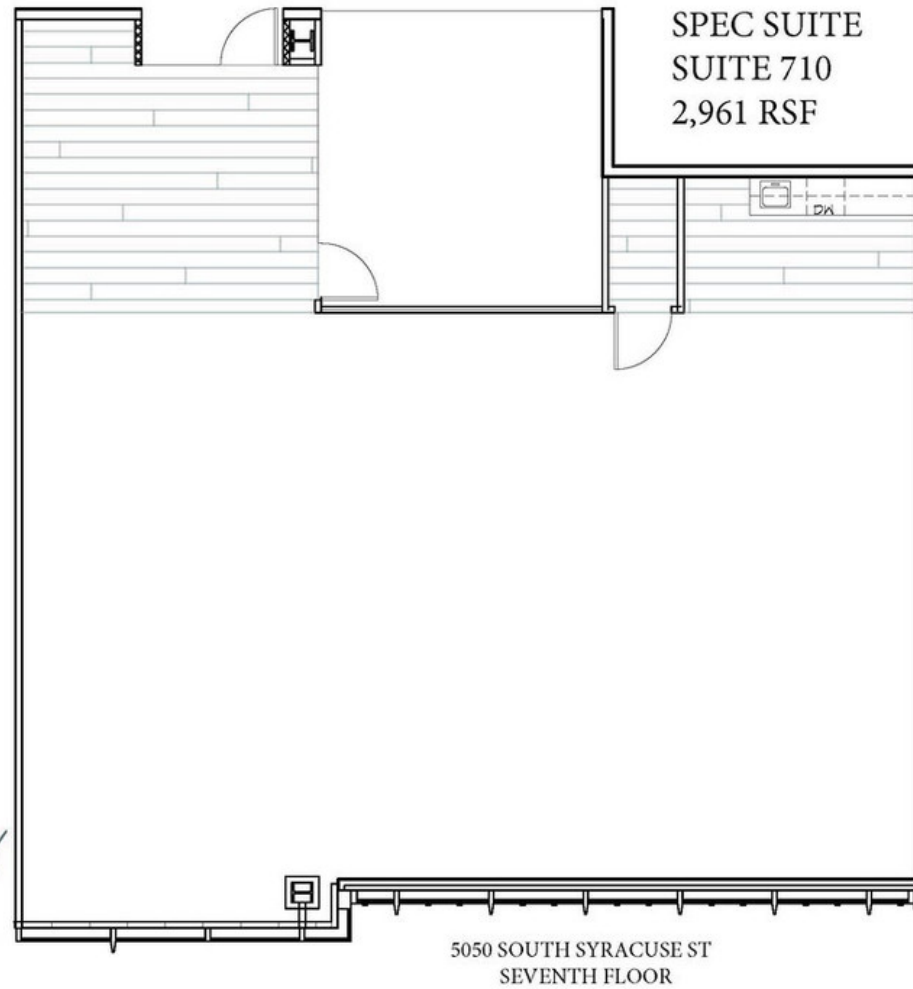
- 12 Story, Class AAA office tower
- 6 stories and 192,351 sq. ft. of flexible office space
- 8 stories of fully enclosed, secured parking below at 3.25 spaces per 1,000 USF
- Full building elevator access from all parking levels
- Column-free floor plates
- Continuous 45-foot bay depths
- Two interior lightwells on every office level
- 10 foot high windows on perimeter and wrapping lightwells
- Fitness center with full locker rooms
- Common conference room
- Coffee/Cafe service forthcoming

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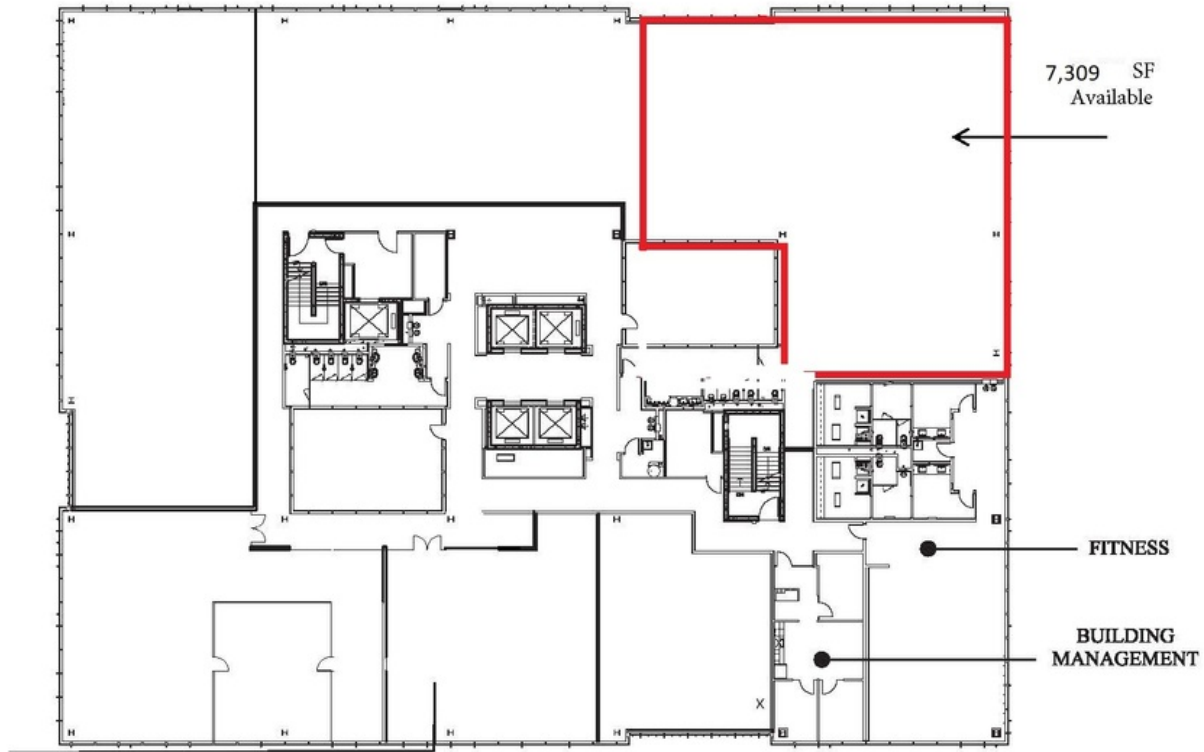


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5050 SOUTH SYRACUSE ST
SEVENTH FLOOR

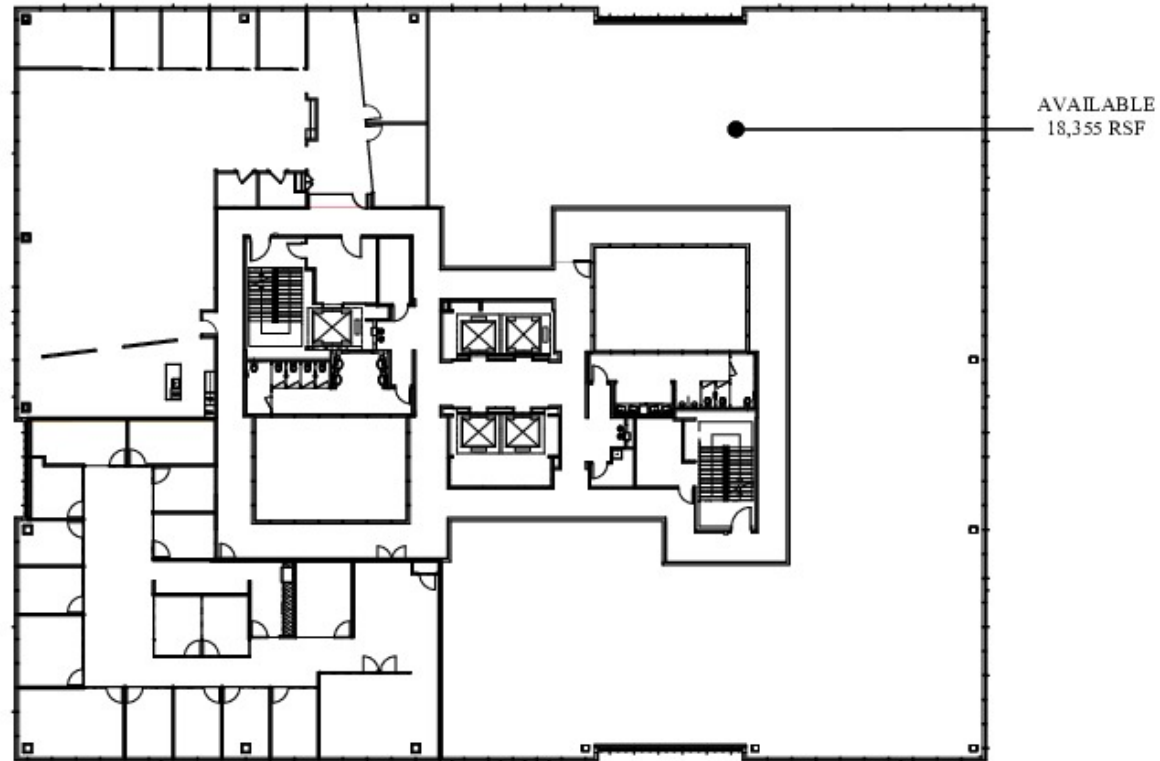


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5050 SOUTH SYRACUSE ST
NINTH FLOOR

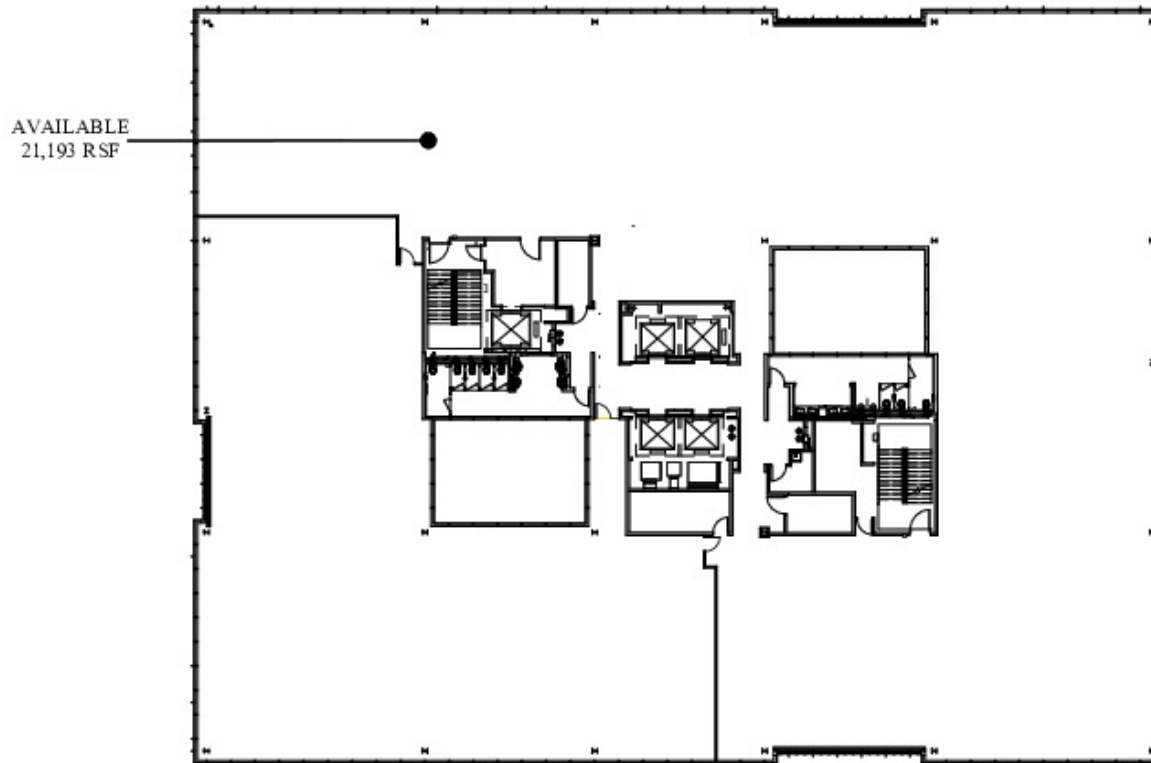


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5050 SOUTH SYRACUSE ST
ELEVENTH FLOOR



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