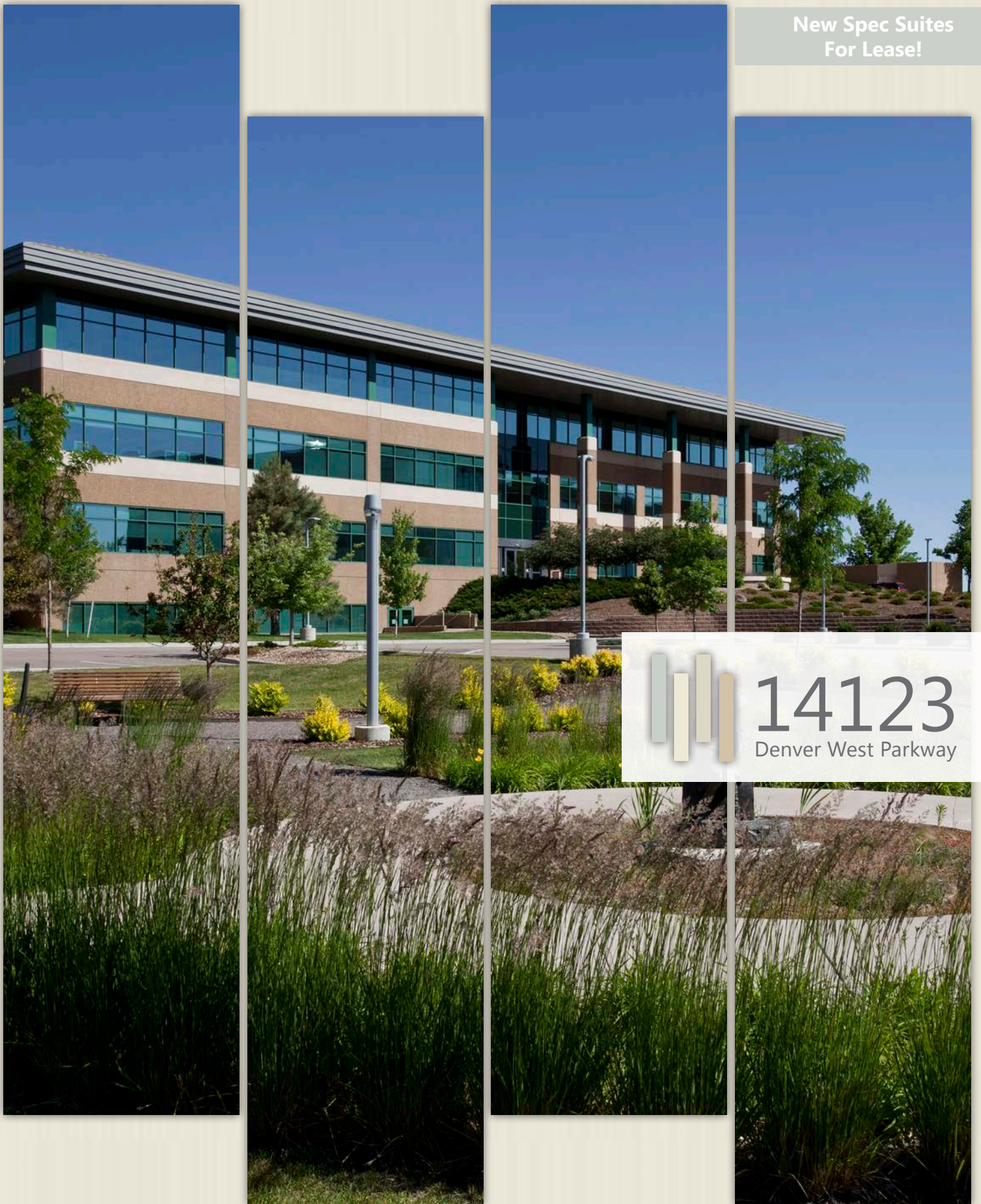


New Spec Suites
For Lease!



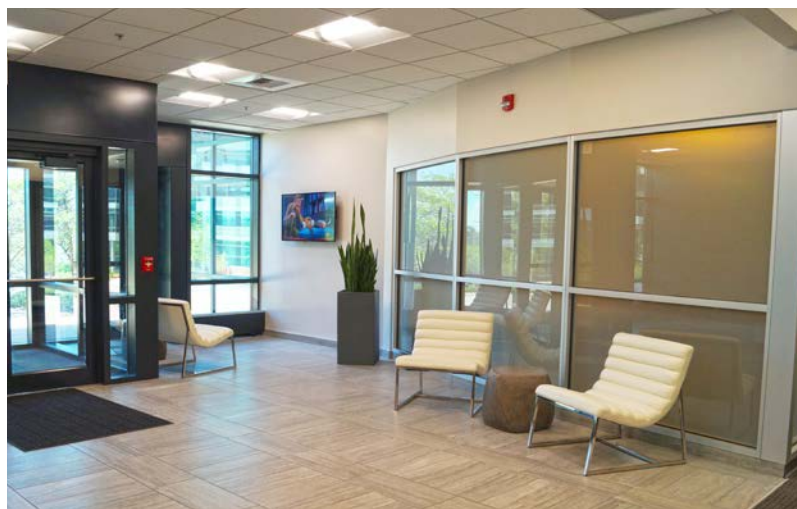
14123
Denver West Parkway

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BUILDING HIGHLIGHTS

- NEW Lobby featuring premier finishes!
- NEW Large common conference room!
- NEW Common kitchen with vending area and outdoor patio seating!
- Move-in ready office space
- Incredible access to I-70, C-470, W 6th Avenue and Highway 40
- Panoramic western views!
- Security system monitoring priority card and key pad access, 24-hour surveillance and a Simplex alarm system
- Loading dock available for use
- Located next to Colorado Mills Mall with endless shopping & dining retailers

BUILDING INFORMATION

Year of Construction:	1994
Land Area:	4.76 Acres
Net Rentable Area:	88,161 RSF
Number of Stories:	Three (3)
Typical Floorplate:	22,992 RSF
Parking:	3.8 : 1,000 RSF 337 surface spaces
Finished Ceiling Height:	8' to 10'
Ownership:	Northstar Commercial Partners
Location:	Denver West
Lease Rate:	\$25.50 - \$26.00/SF FSG

NEARBY AMENITIES: WITHIN 1/2 MILE

- Colorado Mills Mall
- Super Target
- Whole Foods Market
- DSW
- Office Max
- Bed Bath & Beyond
- Barnes & Noble
- Christy Sports
- Qdoba
- Tokyo Joe's
- Jamba Juice
- Einstein Bros Bagels
- Summit House Grill & Tap
- Pei Wei
- Chipotle
- On The Border Mexican Grill & Cantina
- Ramano's Macaroni Grill
- Olive Garden
- The Keg Steakhouse & Bar
- Red Robin
- Which Wich
- Pieology Pizza
- Noodles & Company
- Outback Steakhouse
- Mimi's Cafe
- Cafe Rio Mexican Grill
- Five Guys Burgers & Fries
- Carrabba's Italian Grill
- Bonfish Grill
- Modmarket
- Garbanzo
- Chick-fil-A
- Jimmy John's



Owned & Managed by Northstar Commercial Partners





Colorado Mills is Denver's only indoor Outlet Mall. With great restaurants such as Yard House, as well as numerous entertainment options including United Artists Theaters & IMAX, Jumpstreet and The Putting Edge. Colorado Mills has over 200 stores ranging from women's, men's and children's brand named fashion and sports apparel.

- **INCREDIBLE ACCESS** to I-70, C-470, W 6th Avenue , West Colfax and Highway 40
- **WALKABLE** amenities: Numerous restaurants and shopping opportunities within a 10 minute walk
- **STUNNING** mountain views!

14123 Denver West Parkway Drive Times:

- 4 Minutes: C-470 & Hwy 6
- 10 Minutes: I-25 & Hwy 6
- 15 Minutes: Downtown Denver
- 35 Minutes: Denver International Airport