



TOWER COLORADO

1720 S BELLAIRE STREET, DENVER, CO 80222



W. RYAN STOUT
303.813.6448
ryan.stout@cushwake.com

NATHAN J. BRADLEY
303.813.6444
nate.bradley@cushwake.com

ZACHARY T. WILLIAMS
303.813.6474
zach.williams@cushwake.com

KILEY CREWS
303.312.4219
kiley.crews@cushwake.com

 CUSHMAN & WAKEFIELD

Owned & Managed by OGILVIE PROPERTIES



BUILDING OVERVIEW

Year of Construction: 1974 // Renovated in 2020!

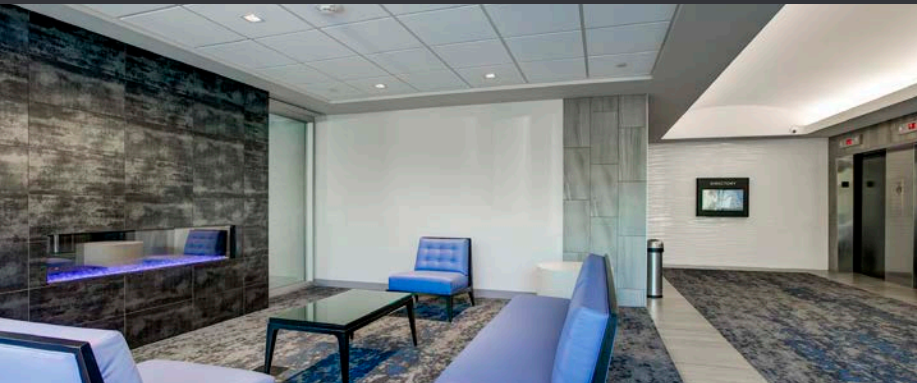
Total Building Size: 147,100 Square Feet

Typical Floor Plate: 10,500 Square Feet

Number of Stories: 15 with 4 levels of attached structured parking

Parking: 2.5 per 1,000; 315 total parking spaces including 241 covered spaces, 51 surface spaces and 23 visitor spaces

Number of Elevators: Four (4)



ENTRY EXPANSION & LOBBY RENOVATION COMPLETED!



○ \$6 MILLION RENOVATION COMPLETED!

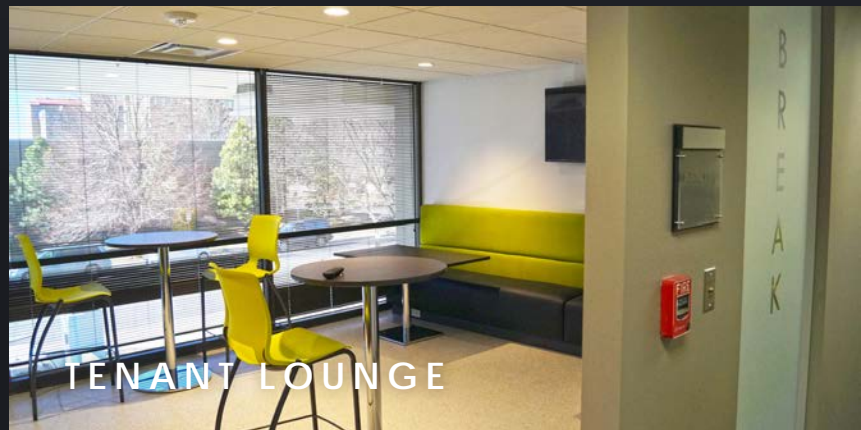
○ BUILDING CONFERENCE & BREAK AREA

BUILDING FEATURES

- » Grab & Go Food & Beverage by Curious Coffee
- » Common Conference Room with Audio & Video Capabilities
- » Fitness Facility with Showers & Lockers
- » Tenant Lounge
- » Iconic I-25 & Colorado Office Tower
- » Ideally Located with Easy Access from Colorado & I-25
- » Unmatched, Unobstructed Western Views
- » Covered & Surface Parking
- » Convenient Access to Unlimited Retail and Dining Options
- » On-Site Engineering

2020 HEALTH ENHANCEMENTS:

- » Bi-Polar Ionization filtration on the supply side
- » Upgrade to MERV 13 filters to trap smaller particles
- » UV Bi-polar air ionization in every elevator to disinfect incoming air
- » Clean fan coil units in each suite
- » Increasing outside airflow to the building
- » Hands free access to the restrooms
- » Hand sanitizer stations in all common areas
- » Increased cleaning of restrooms
- » Designated one-way stairwells



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○ INCREDIBLE **AMENITY RICH** LOCATION!
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