



Unmatched Area Amenities

- One of the most notable attractions in the immediate area is the Meridian Golf Club, an 18-hole championship golf course designed by Jack Nicklaus.
- The state-of-the-art SkyRidge Medical Center, located just to the south is a significant economic generator and is undergoing a \$100+ million, 90-bed expansion.
- Park Meadows Mall, Centennial Airport, Hilton Garden Inn, Candlewood Suites, and the 275-room Denver Marriott South at Park Meadows are all in close proximity.
- The current Southeast Corridor Extension (SCE) will create three additional light rail stations in Douglas County: Sky Ridge, Lone Tree City Center and RidgeGate Parkway.



Newmark
Knight Frank

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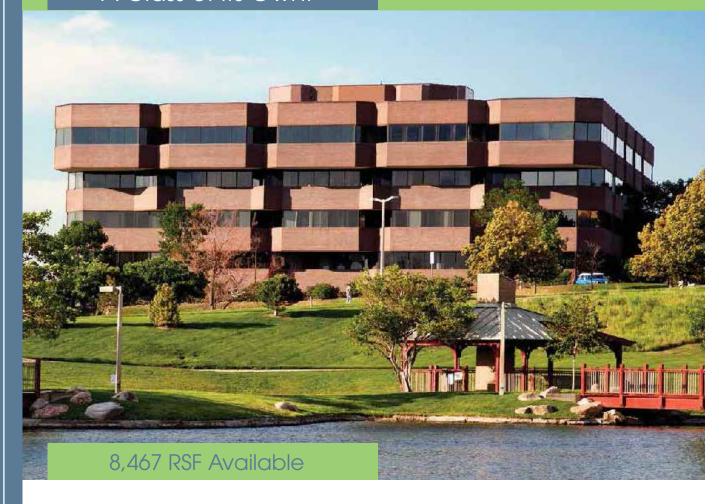
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Procuring broker shall

Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the condition as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and ne express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and tany special conditions imposed by our principal.



A Class of its Own!



Signature 5-story office building located in the renowned Meridian Business Park

Leased by:



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Outstanding Meridian Location

- Ideally located in the Meridian International Business Park, one of Denver's most sought after business parks
- This submarket is home to nationally renowned companies including Exxon, Charles Schwab, American Family Insurance, DISH Network, CH2M Hill, Liberty Media Corporation, TriZetto, Toyota, TW Telecom, and others.
- Excellent identity at the entrance to Meridian with easy access to I-25 and C470/E470.

Building Features

- Inviting 5-story lobby and 140,990 SF of office space
- Recent renovations to the lobby and common areas including new elevators, digital controls, chillers, boiler and roof.
- Efficient 26,000 36,000 SF floorplates, and exceptional glass line capturing sweeping panoramic views
- Year of construction 1983, renovated in 2017, Energy Star Labeled
- On-site amenities include showers and lockers, fitness facility, storage, conference room, training room, and 22 covered executive parking (485 total spaces 3.50 per 1,000 SF)
- Adjacent to Meridian Golf Course on a 7+ acre site
- Close proximity to Lincoln Station light rail, one of the Southeast Corridor's most active stations via the Meridian Call-n-Ride shuttle service

