



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.

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Meridian One

9785 South Maroon Circle

A Class of its Own!



8,467 RSF Available

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

Leased by:

 **Newmark Knight Frank**

Owned by:

 **FELTON PROPERTIES INC.**
REAL ESTATE OWNERSHIP AND MANAGEMENT



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

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.

