

8959 EAST 40TH AVE

DENVER, CO 80238



NEW CONSTRUCTION
CLASS A OFFICE BUILDING
Delivering Q1 2023

Owned and Anchored By:



Leasing:



HIGHLIGHTS



Brand New 106,527 RSF Building



10 Foot Ceiling Height and Smart Glass Windows
[Learn more!](#)



State-of-the-Art Fitness Center



Suites from 2,286 - 19,419 SF Available



4.5:1,000 Surface Parking and Vehicle Charging Stations



On-Site Bike Storage and Close Proximity to Bike Paths



3 Stories of Office Space and Amenities



Prominent Monument Signage



On-site walking path



I-70 Visibility



Building Breakroom and Tenant Lounge



Common Conference Room Designed for a Variety of Uses



On-site food truck program



AMENITIES

1 THE SHOPS AT NORTHFIELD STAPLETON

DINE

Bar Louie
Bonchon
Brothers Bar & Grill
Del Taco
HuHot Mongolian Grill
Jim'N Nicks BBQ
La Sandia

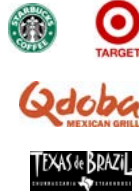
Qdoba
Starbucks
Texas de Brazil
Texas Roadhouse
Wahoo's Fish Tacos
Zen Asian Sushi

FITNESS

The Bar Method

SHOPS

Target
CVS



2 QUEBEC SQUARE

DINE

Arby's
Bualo Wild Wings
Country Buett
Famous Dave's BBQ
Domino's Pizza
IHOP
Panera Bread
Panda Express
Smash Burger

SHOPS

Big 5 Sports
Home Depot
Oce Depot
Party City
PetSmart
Ross
Sam's Club
Walmart

SERVICES

Bellco
Money Tree
TCF Bank
Sprint
Tires Plus



3 EAST 29TH AVE. TOWN CENTER

DINE

Anthony's Pizza & Pasta
Bershire
Bluefin Sushi
Casey's Bistro & Pub
Chipotle Mexican Grill
Eta'i's Bakery Cafe
Einstein Bros. Bagels
Four Friends Kitchen
Noodles & Company

Starbucks
Superfruit Republic
Sweetwater Cafe

FITNESS

CorePower Yoga
Curves
Cycleton
Orangetheory Fitness

SERVICES

29th Ave. Nail Saon
Amore Fiori Flowers & Gifts
Bank of the West
Fantastic Sams Cut & Color
FirstBank
Grape Leaf Liquor



4 STANLEY MARKETPLACE

DINE

Annette
Cheluna Brewing Co.
Comida
Denver Biscuit Co.
Glazed & Confused
The Juniper Pig
Logan House Coe
Maria Empanada
Miette et Chocolate
Rolling Smokes BBQ
Rosenberg's Bagels

Stanley Beer Hall
Sweet Cow Ice Cream
Yellowbelly

FITNESS

Endorphin
Fly Kickbox
Kindness Yoga
Kinesis Pilates

SERVICES

Base Coat Nail Salon
Clementine's Salon
Mondo Market
Mr. B's Wine & Spirits
OPENair Academy
Poppy & Pine
Semion Barber-shop
Stapleton Dental
Zero Market



5 ENTERPRISE BUSINESS CENTER

DINE

Starbucks
Fuzzy's Tacos

Cheba Hut

SERVICES

New Horizon Academy



8959 East 40th Avenue is surrounded by over 100+ dining and service amenities. The Shops at Northfield alone offers tenants 1.1 million square feet of shopping, dining, and entertainment less than one mile from the property.

The property is also conveniently located approximately a half of a mile from the A-Line at Central Park Station, connecting tenants and visitors to Downtown Denver's Union Station and the Denver International Airport.



LOCATION

8959 East 40th Avenue is strategically situated at the intersection of Central Park Boulevard and 40th Avenue with immediate access to I-70, I-270, I-76, the Denver International Airport, and downtown Denver and just a half of a mile to the A-Line at Central Park Station.

The Central Park neighborhood, formerly Stapleton, is the city of Denver's largest residential neighborhood and is home to Denver's third-largest park.

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