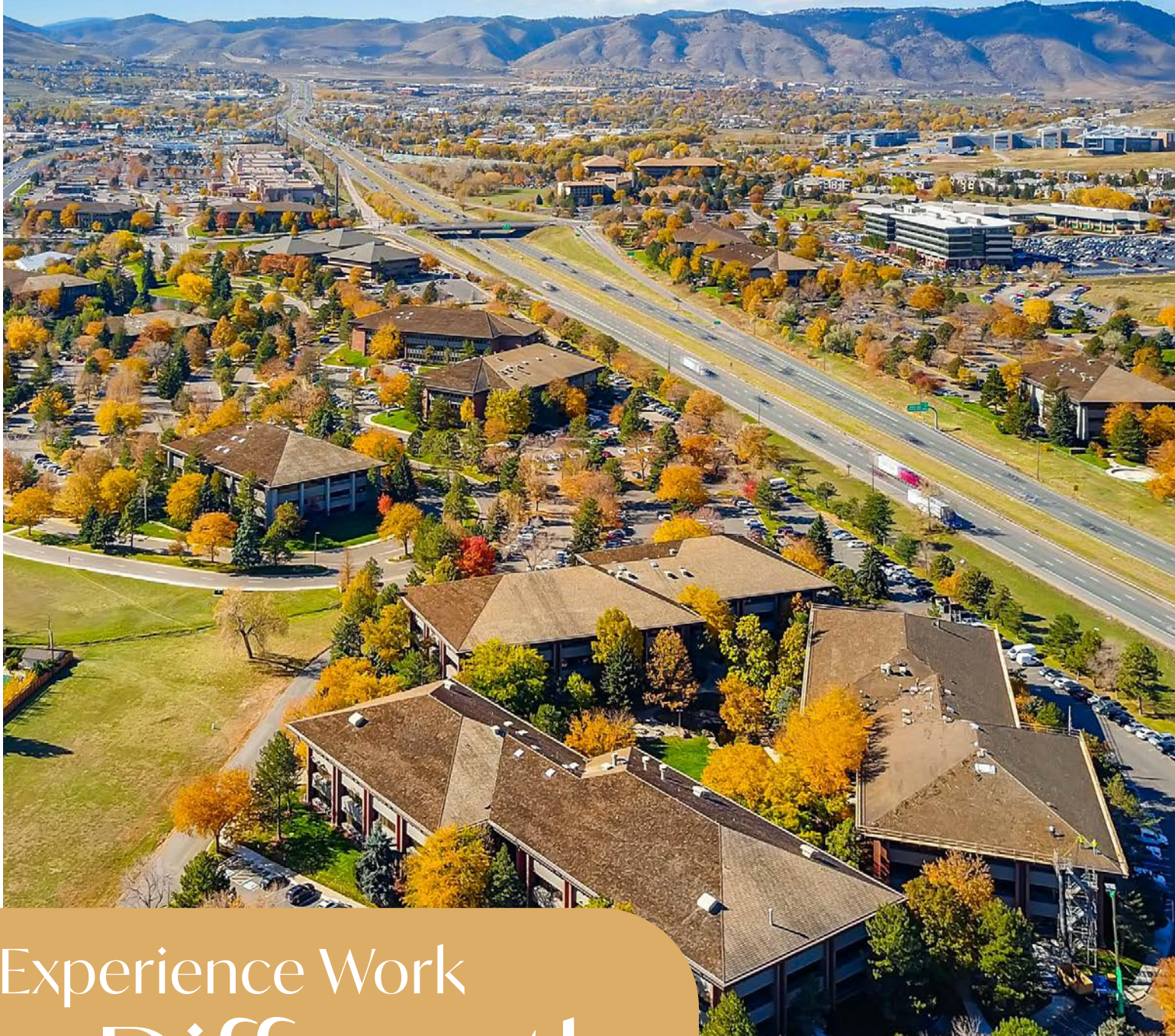


W DENVER WEST



Experience Work
Differently.

DENVER WEST - OFFICE SPACE FOR LEASE
LAKEWOOD, CO



Denver West: a place to call Home.

Welcome to Denver West Business Park, a vibrant neighborhood offering upscale dining, hospitality, retail, access to outdoor activities, and residential opportunities in addition to modern workspace solutions. Our employee-centric, market-leading amenities are designed to support businesses in recruiting and retention, and our flexible suites give teams the space they need to work together effectively.





1,188,085 RSF
Across 17 Buildings

Move-In Ready
Spec Suites



an experience beyond

Work/Life balance



Postcard-perfect indoor and outdoor gathering spaces for events



NEW fitness facility with showers & lockers



Renovated 2020



Tenant Lounge with market refreshments



Parking: 3.25 : 1,000 average



Three training rooms, that can accommodate up to 125 people



Food truck pavilion underway



On-site property management





W DENVER WEST



a Day in the Life

at Denver West

10am

Status Update in the lounge of your spec suite



7am

Start the morning with a quick, refreshing walk in the South Table Mountain Trail System



8am

Shower on-site in upgraded locker rooms



8:30am

Head to the office via a quick refreshment at the on-site Peak Market





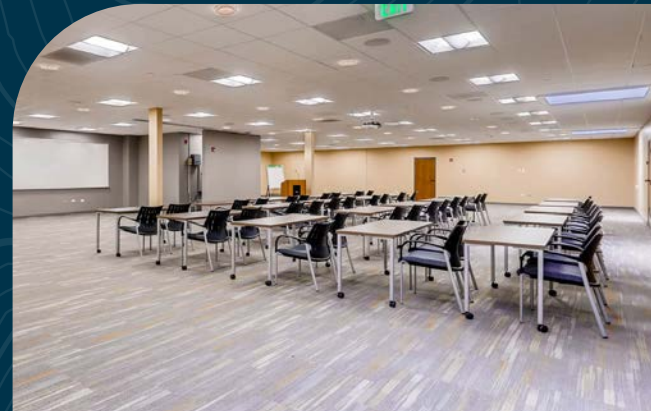
12pm

Lunch at one of the many restaurants across the street at Colorado Mills Mall



3pm

Host a conference at one of the on-site conference centers



5pm

Team bonding at the campus sand volleyball court or at the outdoor grill pavilions



7pm

Run a quick errand or head to dinner at one of the many nearby restaurants in Lakewood or Downtown Golden



I-70 TO VAIL, ASPEN & BRECKENRIDGE



470



JEFFERSON COUNTY LIGHT RAIL STATION

LIGHT RAIL

6

DENVER WEST VILLAGE



RED ROCKS COLLEGE LIGHT RAIL STATION



26



21

22

40 Seat Conference Center

DENVER WEST BLVD.



1

2

6

5

3

4

Tenant Fitness & Amenity Center

On-Site Property Management

COLORADO MILLSSM

1.4 MILLION SQUARE FEET OF RESTAURANTS AND RETAILERS!



COLFAX AVE.



GOLDEN



SOUTH TABLE MOUNTAIN PARK TRAIL SYSTEM

40 Seat Conference Center

51

52

19

18



53

7

125 Seat Training & Conference Center

15

16

Sand Volleyball Courts

all the Amenities

without the commute!

Denver West is the most strategic location in the Denver Metro Area. Bisecting Interstate 70, the Campus provides easy access to Downtown Denver and the Rocky Mountains. The property boasts 10 minutes to Downtown Golden, 30 minutes to Boulder, 35 minutes to Denver International Airport, and 1 hour to world-class ski resorts.





DENVER WEST

Nathan J. Bradley

303.813.6444

nate.bradley@cushwake.com

W. Ryan Stout

303.813.6448

ryan.stout@cushwake.com

Zachary T. Williams

303.813.6474

zach.williams@cushwake.com



©2023 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE. COE-PM-WEST- 09/06/23