

4601 DTC

IMAGINE YOUR OFFICE AT THE CENTER OF IT ALL.

4601 DTC



NEW LOBBY RENOVATIONS!

BUILDING FEATURES

4601 DTC BLVD
DENVER, CO 80237



- RBA:** 249,451 RSF
- Year Built:** 1982
- Site:** 5.54 AC
- Stories:** 10
- Typical Floor:** 23,108 RSF
- Elevators:** 5 Passenger Elevators & 1 Freight
- Parking:** 4.00 : 1,000 \$50.00/Month Covered & \$75.00/Month Reserved
3 Electric Vehicle Charging Stations Available



IDEAL LOCATION

Enjoy fast, no-headache access to popular thruways like I-25, I-225, Belleview, Hampden, and Parker Rd.



ABUNDANT AMENITIES

Restaurants, retailers, gyms, light rail, and even a creekside hiking trail — we've got it all right here.



PLENTIFUL PARKING

Our parking structure, right across from the building, offers ample parking for both tenants and visitors.



\$4M IN IMPROVEMENTS

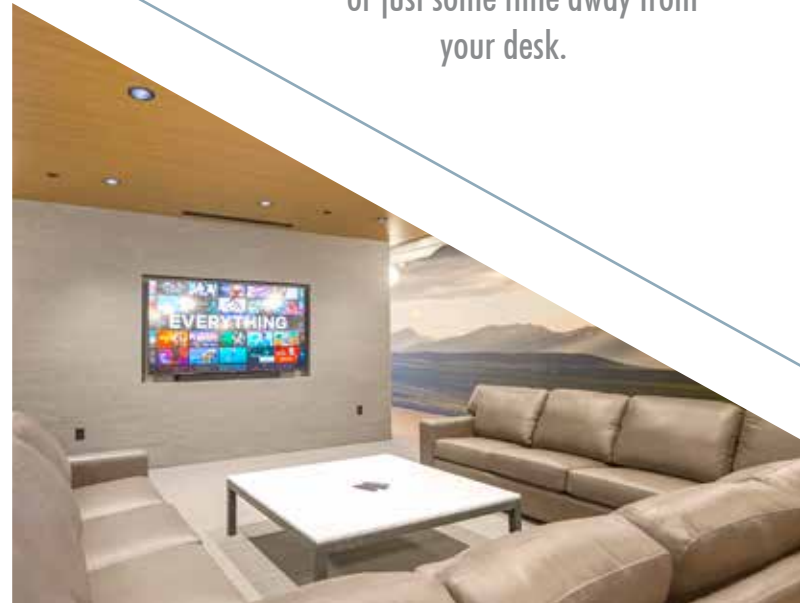
Planned improvements include refreshing the lobby and transforming the existing cafe.

LOCAL OWNERSHIP. ON-SITE PROPERTY MANAGEMENT.



NEW AT 4601 DTC:
TENANT LOUNGE

Relax with your team in the all new tenant lounge equipped with functional seating options and vending area for your casual meetings or just some time away from your desk.



BUILDING AMENITIES

ALL THE RIGHT BUILDING AMENITIES.



SECURE BIKE STORAGE

Cruise to work worry free and store your bike in the secured bike storage room located just off of the loading dock entry on the ground level.



FITNESS CENTER

Easily fit in a quick workout on your lunch break or before or after work at our onsite fitness center. With a range of modern equipment and free weights, you'll find everything you need to work up a sweat.



CONFERENCE CENTER

Host your meeting, event, training, or social gathering at our comfortable, convenient, and configurable conference center. The conference center and training facility are located in the building's lower level. \$25/hr usage fee.



TENANT PATIO

Enjoy the incredible Denver weather and have your lunch or coffee on the newly designed tenant patio.

4601 DTC



BUILDING LOCATION

QUALITY OF LIFE MATTERS.

Enjoy an incredible range of nearby dining options, services, shopping, hotels, fitness studios, and more — much of it within walking distance.

Quality of life. Work-life balance. More than ever, these things matter to you, your employees, and your visitors. 4601 DTC is privileged to be surrounded by an abundance of amenities. We invite you to experience what true choice and convenience feel like.

70+
EATERIES

4
GROCERY STORES

15
FITNESS STUDIOS

15
HOTELS



UNMATCHED DTC INTERSTATE ACCESS!



NEIGHBORING TRAILS AT GEORGE WALLACE PARK



15 MINUTE LIGHT RAIL WALK



NUMEROUS NEARBY RESTAURANTS & RETAILERS

4601 DTC



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