

bellevue  
STATION

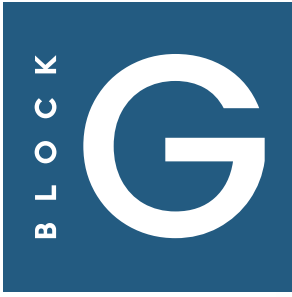


W. RYAN STOUT  
303.813.6448  
ryan.stout@cushwake.com

NATHAN J. BRADLEY  
303.813.6444  
nate.bradley@cushwake.com

ZACHARY T. WILLIAMS  
303.813.6474  
zach.williams@cushwake.com





AMENITIES | VIEWS | PEOPLE | ACCESSIBILITY

440,000 RSF

TOTAL CLASS AA OFFICE

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17 STORY

OFFICE DEVELOPMENT

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15,000 RSF


GROUND FLOOR RETAIL







# ONE-OF-A-KIND OFFICE DEVELOPMENT WITH PRIVATE TENANT BALCONIES

-  440,000 RSF TOTAL OFFICE
-  30,000 TYPICAL FLOOR PLATES
-  15,000 GROUND FLOOR RETAIL
-  8TH LEVEL INDOOR/OUTDOOR  
TENANT AMENITY DECK
-  FITNESS CENTER WITH  
SHOWERS & LOCKERS
-  COMMON TRAINING CENTER
-  BIKE STORAGE & FIX-IT STATION



# CONNECTION & COMMUNITY

Bellevue Station offers various options for its community. Whether the place of your employment or your home, the development has everything you need right at your fingertips. Because of the superior location, Bellevue Station invites people from surrounding areas to meet for coffee, lunch or dinner while enjoying the mountain views. Life for your employees will become convenient and engaging.

## EXISTING / UNDER CONSTRUCTION

- A** Retail & Residential: **353 Luxury Apartments**
- B** Retail & Residential: **325 Luxury Apartments**
- C** ONE BELLEVIEW STATION: **318,000 RSF Office**
- E** 6900 LAYTON: **381,732 RSF Office**
- E** TCR / Prime West Multifamily & Kimpton Hotel

## PROPOSED

- C2** TWO BELLEVIEW STATION: Office
- D** Office, Mixed-Use & Retail
- F** Office, Mixed-Use & Retail
- G** BLOCK G: **440,000 RSF Office**
- H** Corporate Office
- I** Corporate Office
- J** Corporate Office

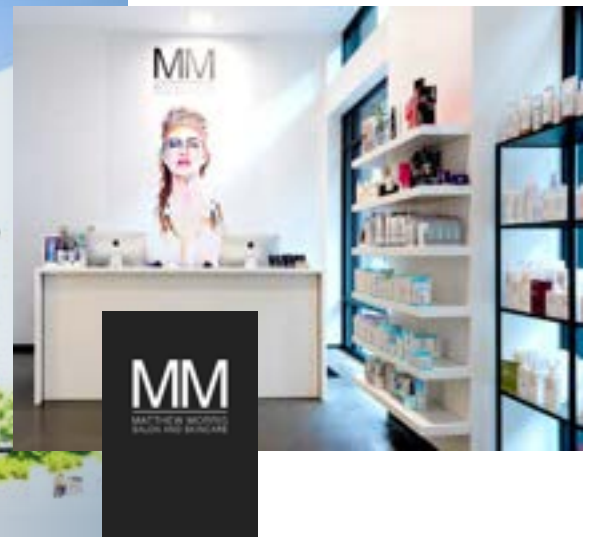




EXPLORE A DYNAMIC NEW MASTER-PLANNED  
DEVELOPMENT RISING IN DENVER

RESTAURANTS  
 COFFEE  
 SALONS  
 GYMS  
 BOUTIQUES

# CONVENIENT NEIGHBORHOOD AMENITIES



## RETAILERS & HOTELS:





**-BVBG-**

TAP & BURGER



**SUSHI-RAMA**





J

I

H

F

E

C2

D

A

B

C

BLOCK  
G

BLOCK  
G

 **E F**  
BELLEVUE STATION

   
RTD PARK-N-RIDE

225

25

REGIONAL  
BUS HUB

PLATFORM

S NIAGARA ST

NEWPORT ST

E BELLEVUE AVE

E UNION AVE

LAYTON AVE

E CHENANGO AVE

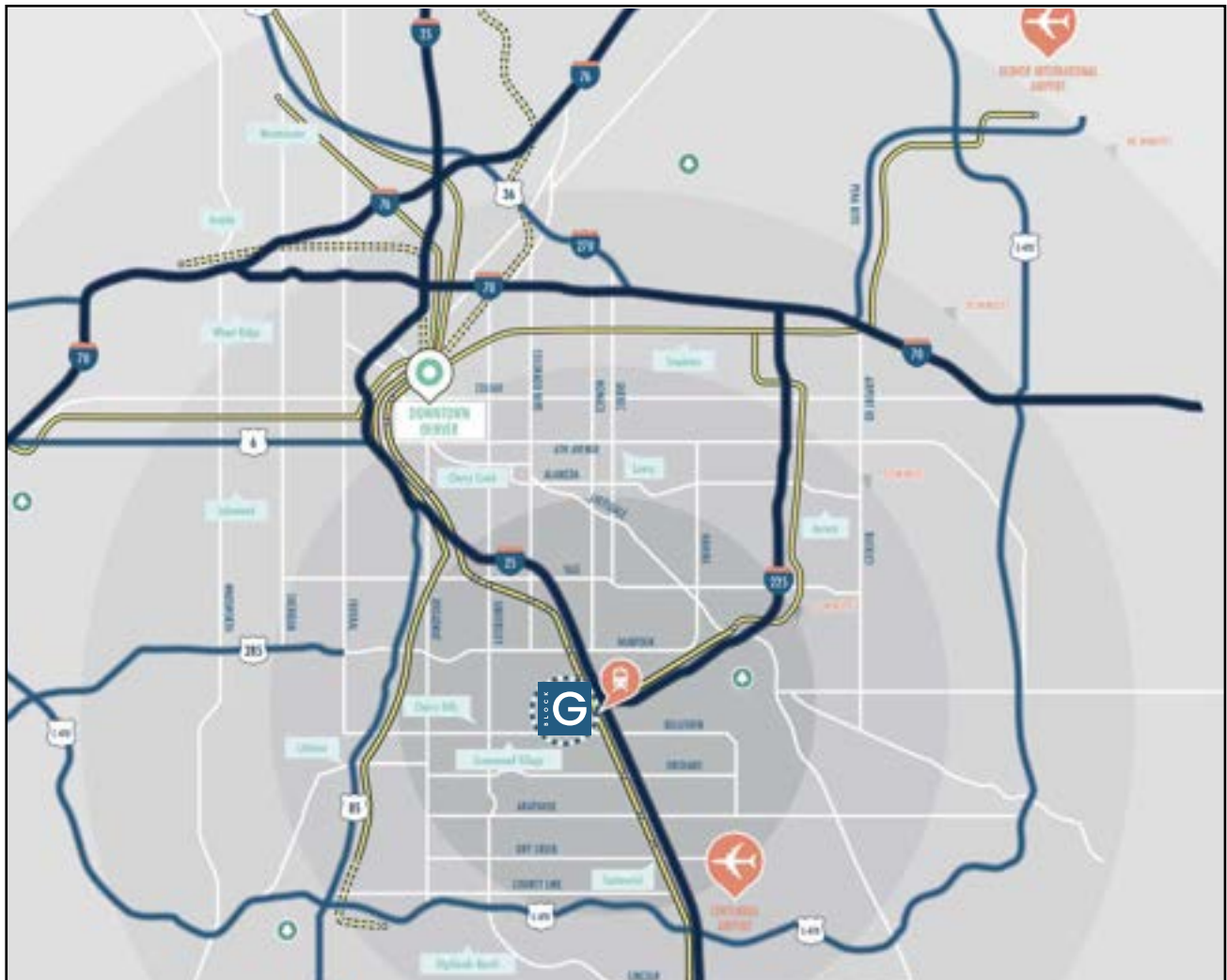
OLIVE ST

S QUEBEC ST

# MULTI-MODAL CONNECTIVITY

**A BETTER COMMUTE FOR YOU & YOUR EMPLOYEES,  
YOUR MOST VALUABLE ASSET**

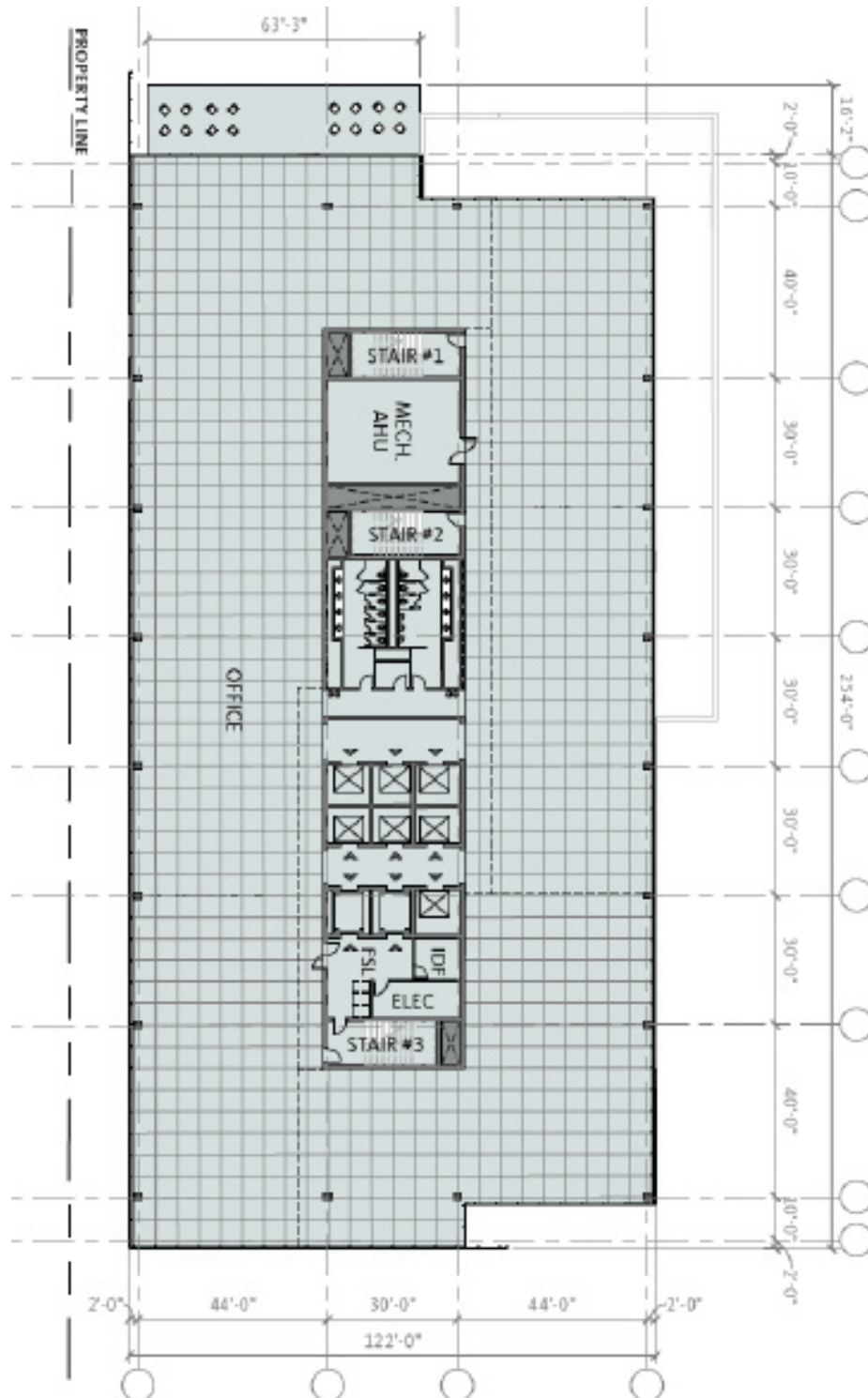
The premier 42 acre mixed use master-planned Transit Oriented Development (TOD) offers multiple transportation options from home to work. Proximity of office to amenities is key to attracting the modern employee. Our one-of-a-kind location puts us at the epicenter of the Southeast Denver Commercial corridor.





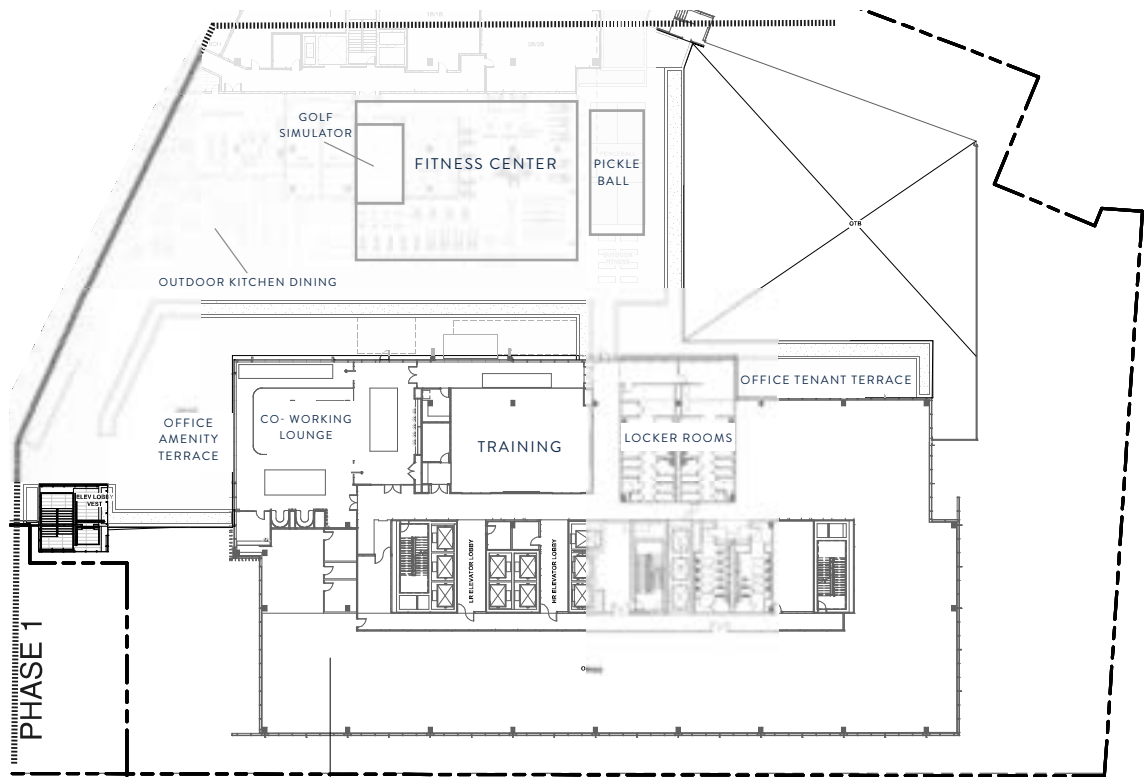
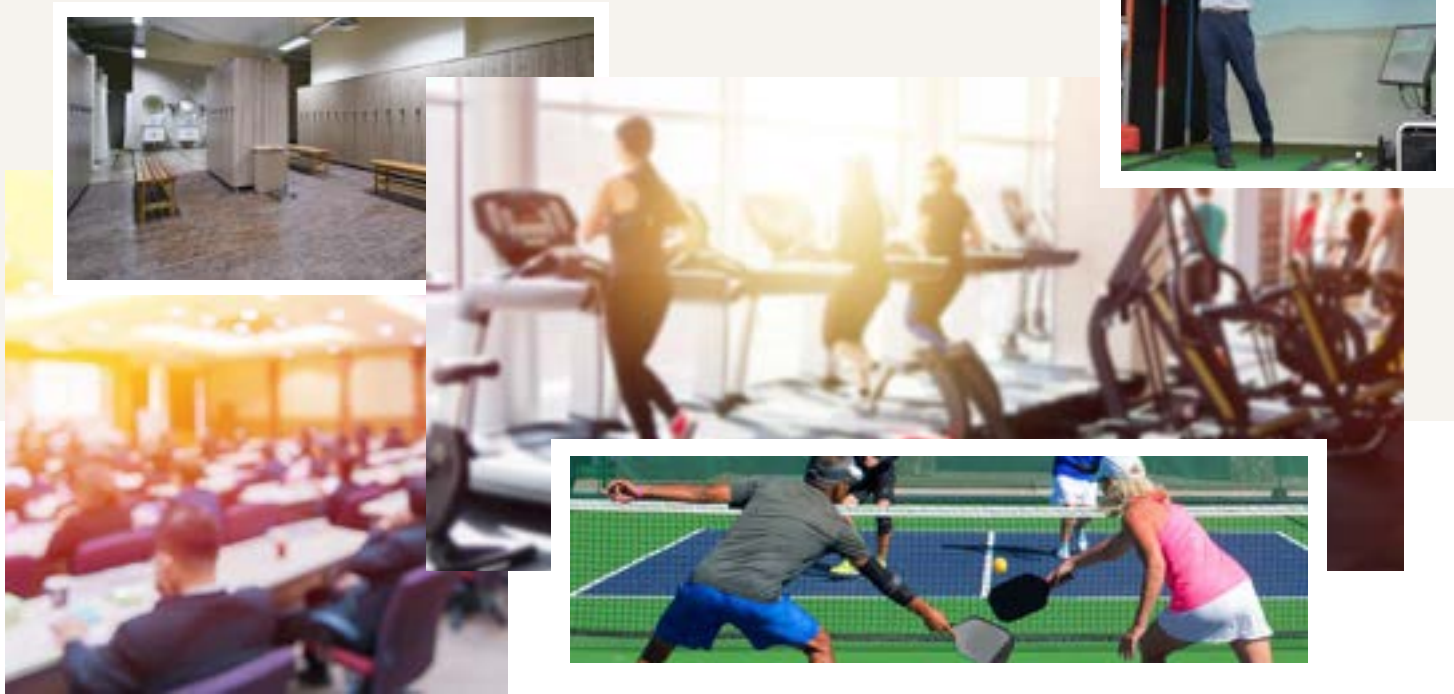
# TYPICAL FLOOR PLATE

30,000 RSF // COLUMN-FREE FLOOR PLAN

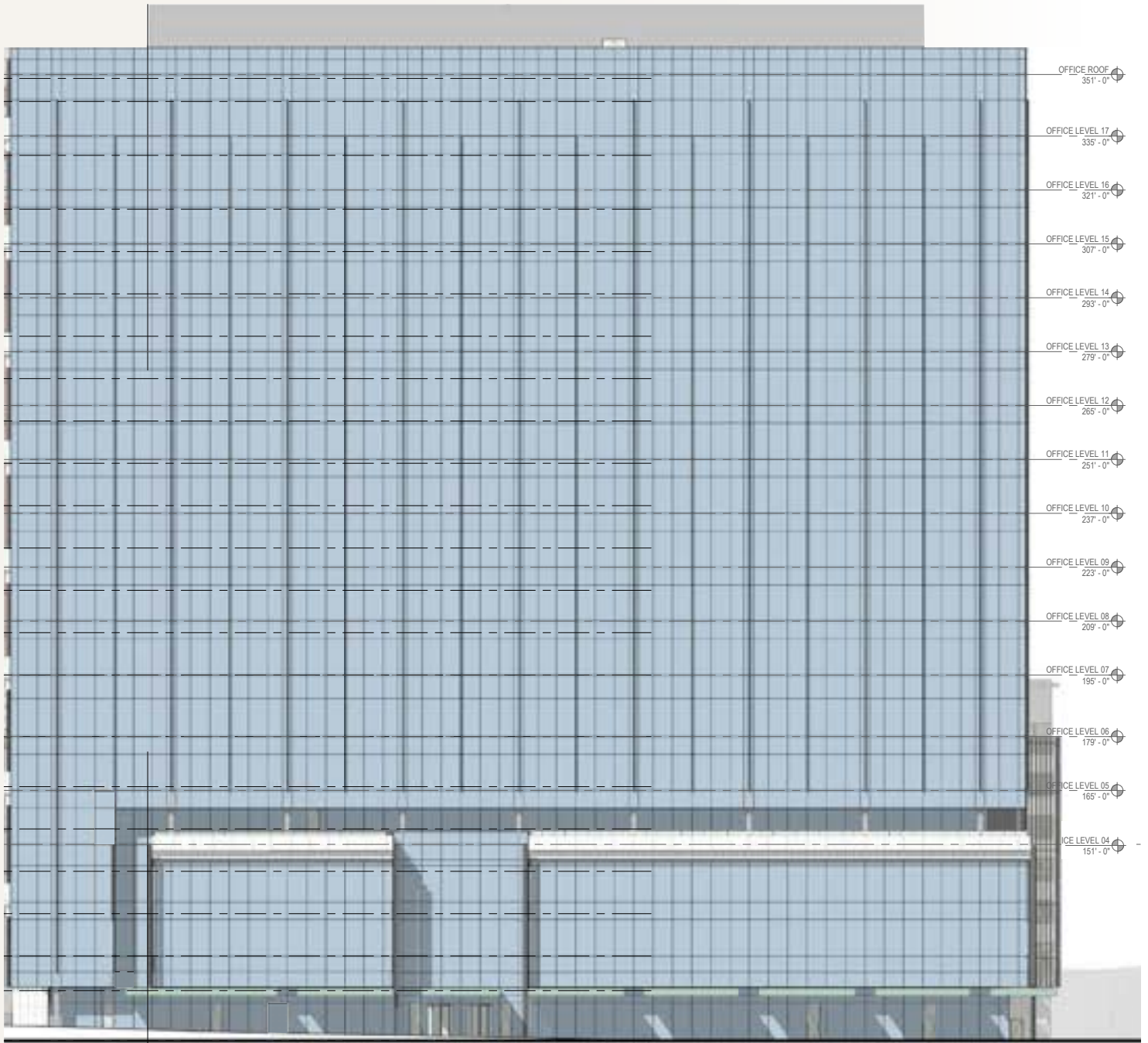




# 8TH FLOOR AMENITY DECK











# BLOCK G STACKING PLAN

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**440,000 RSF** TOTAL OFFICE AVAILABLE

**30,000 RSF** TYPICAL FLOOR PLATES

**15,000 RSF** GROUND FLOOR RETAIL



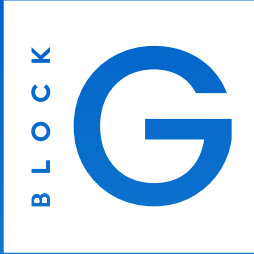




ENJOY THE FRESH AIR  
ON THE 8TH FLOOR  
AMENITY DECK  
&  
THE GROUND LEVEL  
PLAZA

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FOR LEASING INFORMATION, CONTACT:

W. RYAN STOUT

303.813.6448

ryan.stout@cushwake.com

NATHAN J. BRADLEY

303.813.6444

nate.bradley@cushwake.com

ZACHARY T. WILLIAMS

303.813.6474

zach.williams@cushwake.com

DEVELOPMENT TEAM:



PRIMEWEST

Gensler



FRLD



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