

4601 DTC

IMAGINE YOUR OFFICE AT THE CENTER OF IT ALL.

4601 DTC



BUILDING FEATURES

4601 DTC BLVD
DENVER, CO 80237

RBA:	249,449 RSF
Year Built:	1982 Renovated 2021
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



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

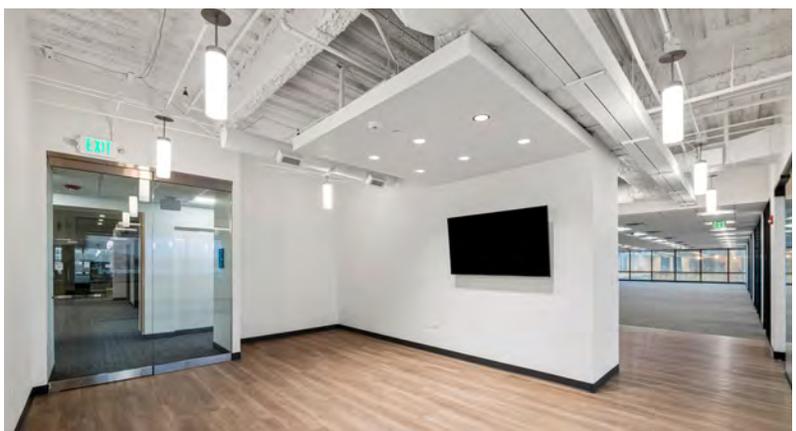
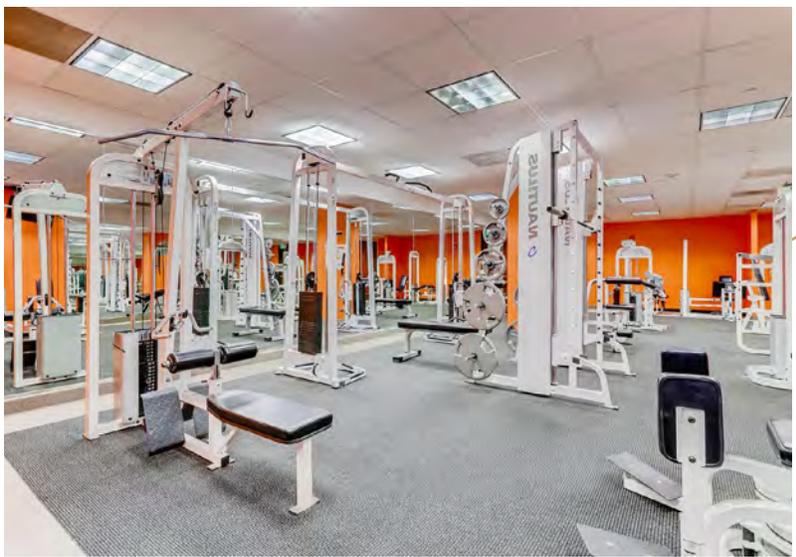
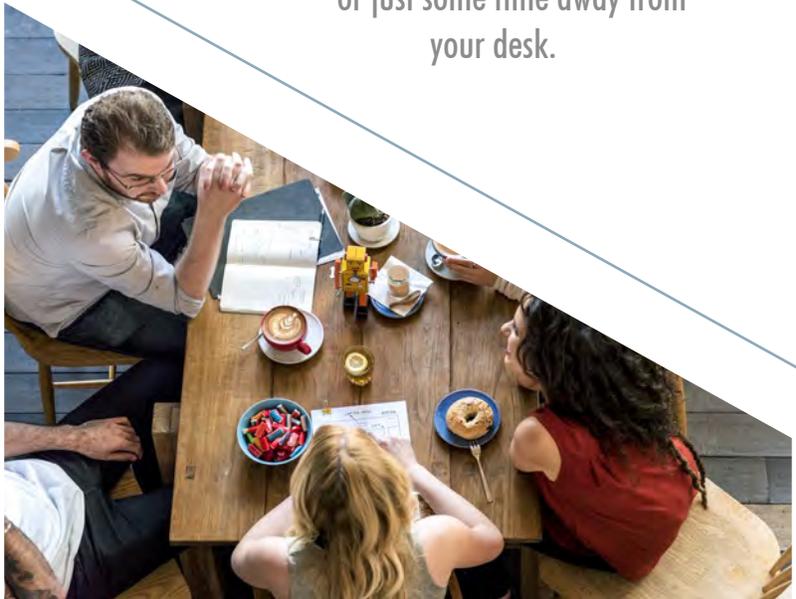
Planned improvements include refreshing the lobby and transforming the existing cafe.

LOCAL OWNERSHIP. ON-SITE PROPERTY MANAGEMENT.



DELIVERING SUMMER 2021: 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.



LOBBY CAFE

Grab a quick coffee or snack any time of day from our onsite cafe, located just off the lobby. Plans are afoot to transform the space into an urban coffee house complete with an outdoor lounge and dining area.



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.



TENANT PATIO

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



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.

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



4601 DTC



FOR LEASING:

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

