



6900 LAYTON



A PROJECT BY:



Partners Group
REALIZING POTENTIAL IN PRIVATE MARKETS

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



**CUSHMAN &
WAKEFIELD**





6900

LAYTON

DEVELOPMENT TEAM:



PRIMEWEST



Partners Group

REALIZING POTENTIAL IN PRIVATE MARKETS

Gensler



FRLD

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**CUSHMAN &
WAKEFIELD**



42 ACRE

master-planned
mixed-use TOD

2.2M

square-feet
of office

250,000

square-feet
of retail

2,000

apartments &
condos

2

full service
hotels

EXISTING/UNDER CONSTRUCTION:

- A** Retail & Residential: 353 Luxury Apartments
- B** Retail & Residential: 325 Luxury Apartments
- C** 318,000 RSF Office:
ONE BELLEVUE STATION
- E** 384,712 RSF Office:
6900 LAYTON
- E** TCR/Prime West Multifamily & Kimpton Hotel

PROPOSED:

- C2** Office: Two Bellevue Station
- D** Office, Mixed-Use & Retail
- F** Office, Mixed-Use & Retail
- G** Office & Multifamily
- H** Corporate Office
- I** Corporate Office
- J** Corporate Office



Connection & Community

AMENITIES | VIEWS | PEOPLE | ACCESSIBILITY

Belleview 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, 6900 Layton 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.

BLOCK A, B & C: RETAIL TENANTS





DOWNTOWN DENVER

6900 LAYTON



CENTENNIAL AIRPORT

Proposed 2,000+ parking spaces with future light rail development

-  EXISTING LIGHT RAIL LINES
-  FUTURE LIGHT RAIL LINES



N

10 MINUTES

To Boulder

Golden

Wheat Ridge

Lakewood

Littleton

Highlands Ranch

Castle Pines

Westminster

Arvada

COLFAX

Cherry Creek

Cherry Hills

Greenwood Village

ARAPAHOE

DRY CREEK

COUNTY LINE

Lone Tree

COLORADO BLVD

MONACO

QUEBEC

6TH AVENUE

ALAMEDA

LEETSDALE

YALE

UNIVERSITY

HAMPDEN

BROADWAY

SHERIDAN

FEDERAL

BELLEVUE

ORCHARD

CENTENNIAL

C-470

LINCOLN

E-470

Stapleton

Lowry

HAYMA

BELLEVUE

ORCHARD

ARAPAHOE

DRY CREEK

COUNTY LINE

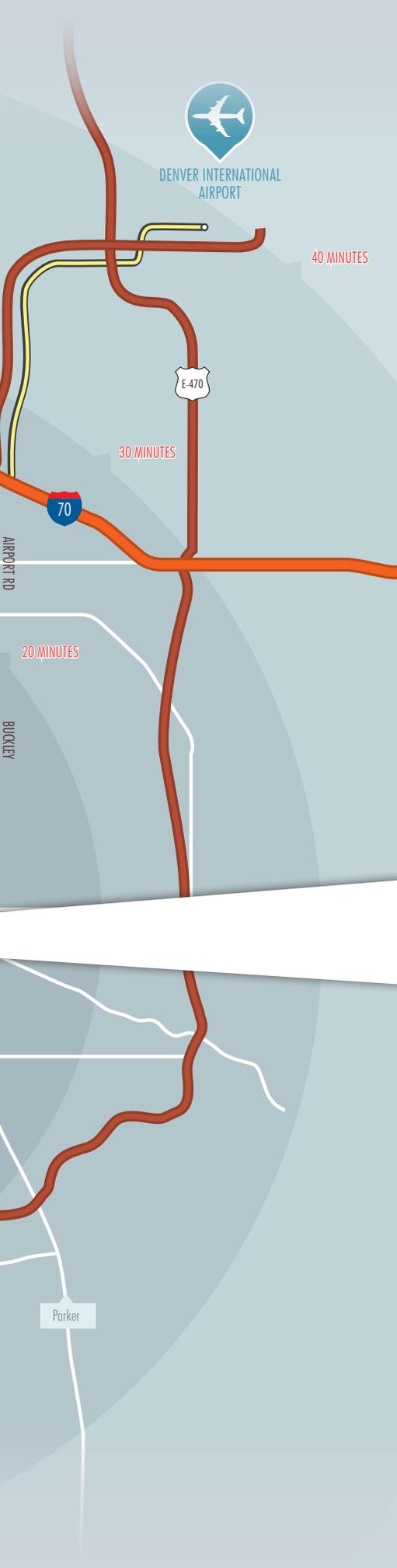
CENTENNIAL

LINCOLN

E-470

Aurora

PENNA BLVD



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.







6900

LAYTON

- // 384,712 RSF
- // 14,283 RSF Ground Floor Retail
- // 36,497 SF Typical Floor Plates
- // 3.5 : 1,000 Parking
- // 5,000 Square Foot Fitness Center with Showers & Lockers
- // Common Conference Facility
- // Secure Bike Storage & Fix-it Station
- // Denver Address



// GROUND FLOOR RETAIL

01HOTPOWER
CULPT&FLOW
RESTORE
LOW FLOW
01HOTPOWER
CULPT&FLOW
RESTORE
LOW FLOW

YOGASIX



YOGASIX
COMING SOON

BECOME A Y6
FOUNDING MEMBER
CONTACT US FOR DETAILS
720.893.3722

FOLLOW US
@YOGASIXDTC

YOGASIX.COM/LOCATION/DTC

COMING SOON



6900
LAYTON

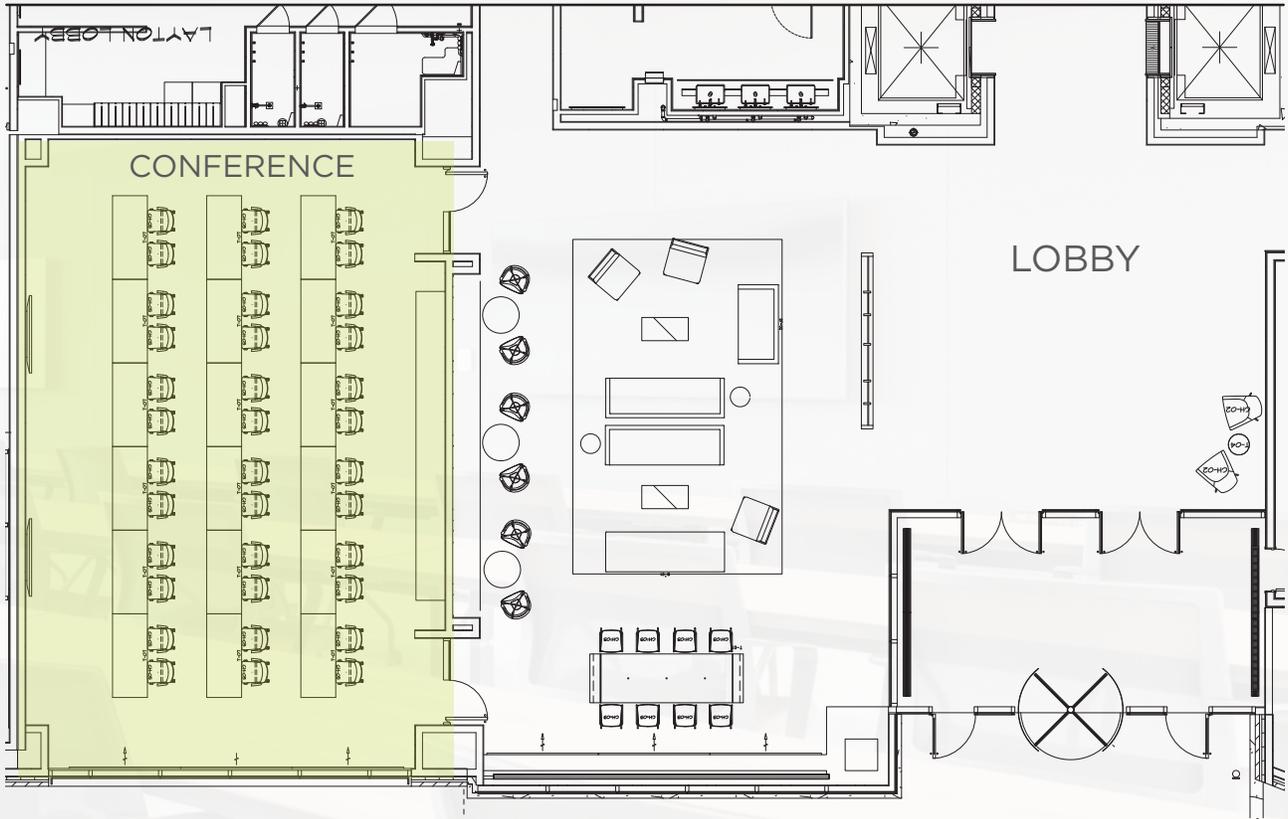


// ACTIVATED LOBBY





// GROUND FLOOR



// LOBBY & CONFERENCE



// BIKE STORAGE & FIX-IT STATION

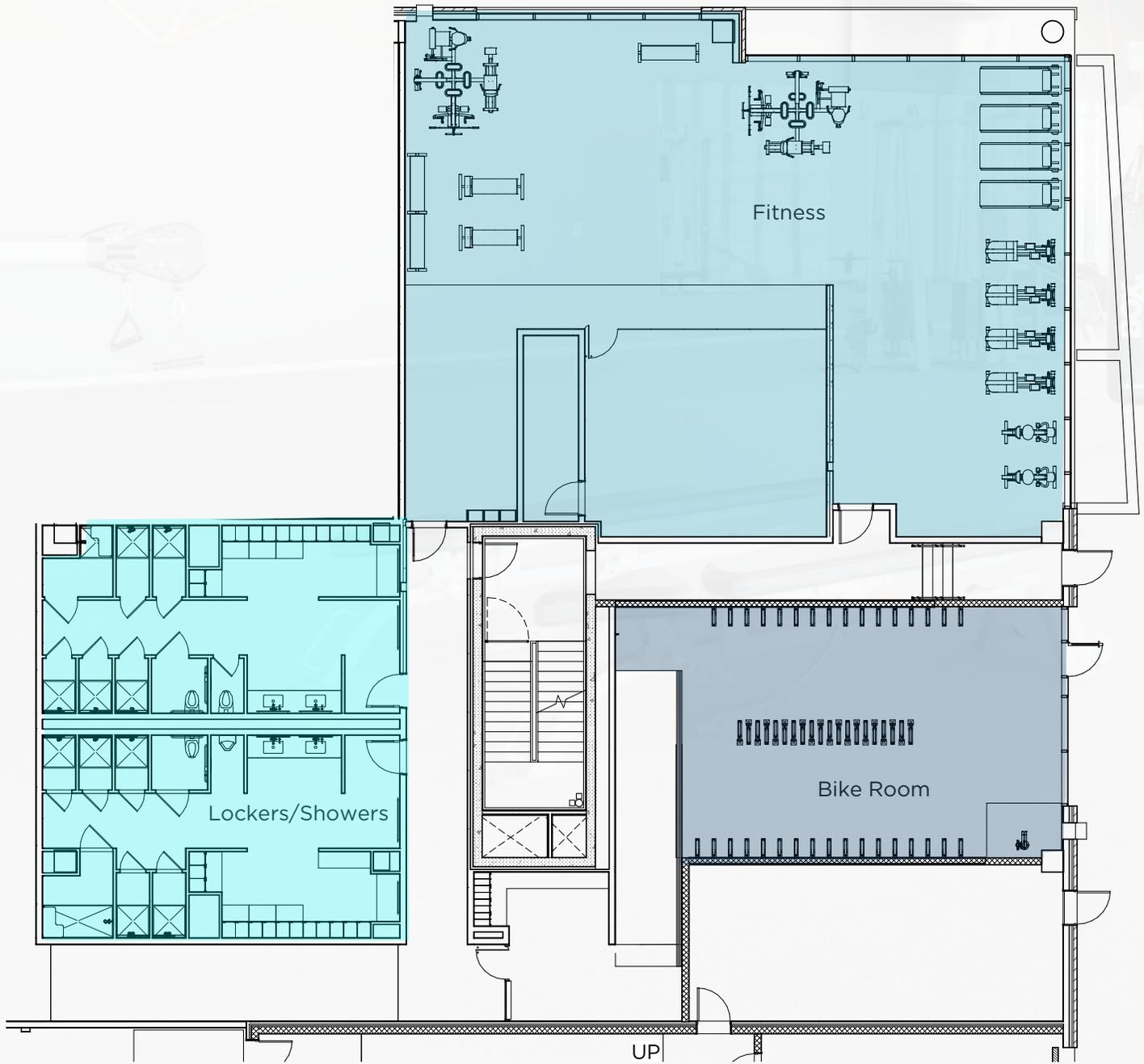




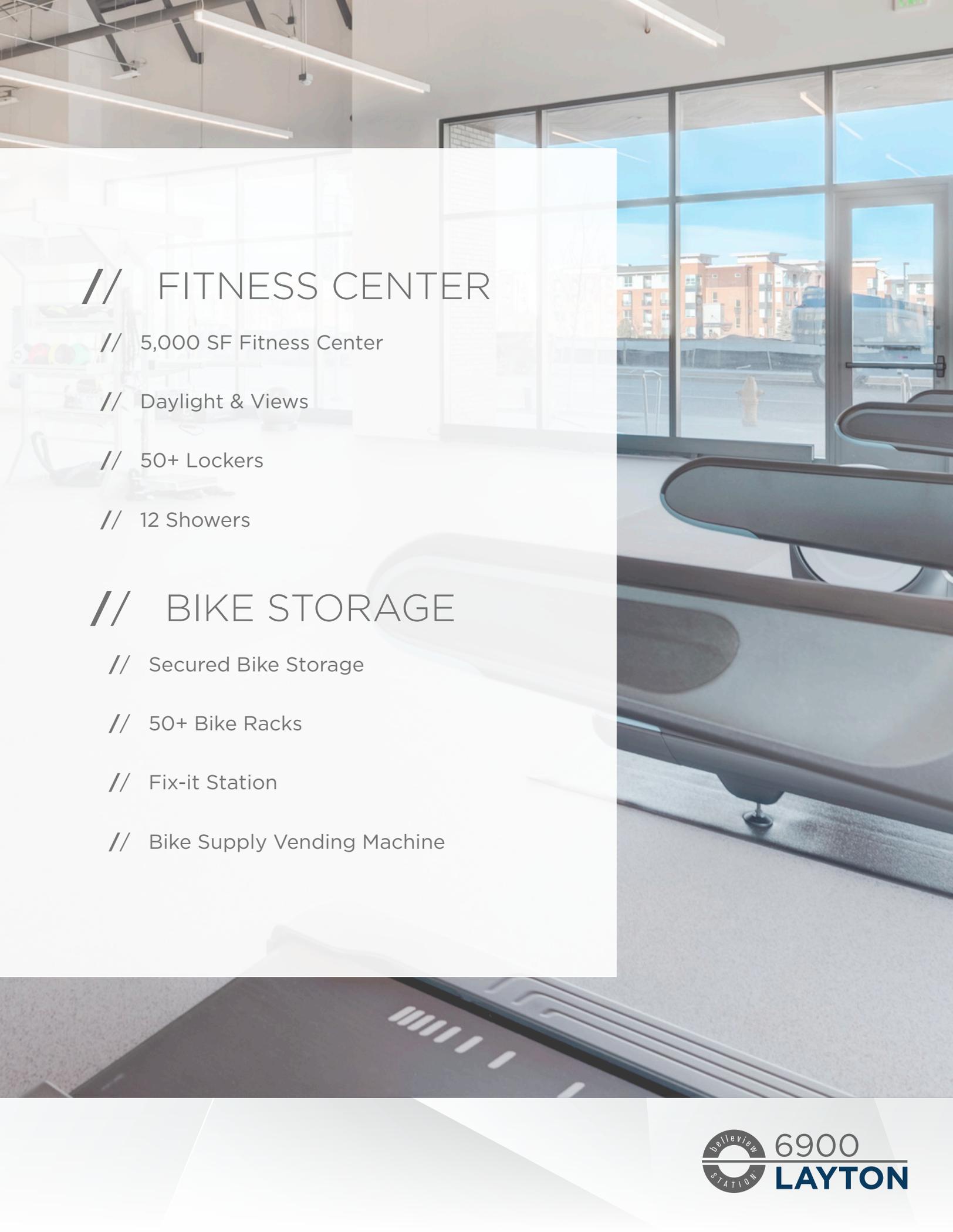
// 5,000 SF FITNESS FACILITY



6900
LAYTON



// FITNESS CENTER



// FITNESS CENTER

// 5,000 SF Fitness Center

// Daylight & Views

// 50+ Lockers

// 12 Showers

// BIKE STORAGE

// Secured Bike Storage

// 50+ Bike Racks

// Fix-it Station

// Bike Supply Vending Machine

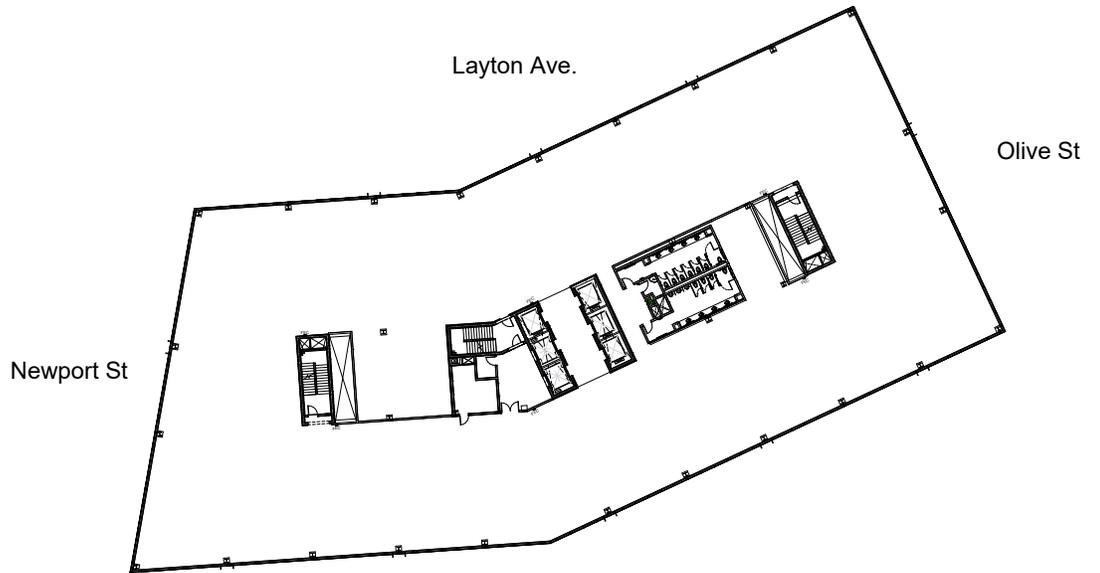


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TOP THREE FLOORS OF CLASS A+ OFFICE SPACE AVAILABLE
CUSHMAN & WAKEFIELD
Ryan Stout | Maria Bradley | Zach Williams
303 292 3700
www.cushmanwakefield.com

// UP TO 88,662 RSF AVAILABLE & TWO BUILDING TOP SIGNS



Typical Floor Plate: 36,497 RSF

// COLUMN FREE FLOOR PLAN



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