

# CENTERPARK

A WESTFIELD PROJECT

4900, 5000 & 5050 Osage Street, Denver, CO

20,400 SF, 22,950 SF & 30,000 SF  
Available For Lease

DOWNTOWN DENVER

**Building B**  
4900 OSAGE STREET

**Building C**  
5000 OSAGE STREET

**Building D**  
5050 OSAGE STREET

  
WESTFIELD

 CUSHMAN &  
WAKEFIELD





## PROPERTY HIGHLIGHTS



Located within minutes to Denver's Central Business District, 16 minutes to Denver International Airport and 14 minutes to the Denver Tech Center, Centerpark is truly Central with no location in the metro area more than 20 miles away. I-70 and I-25 are two of the most highly traveled interstates in the State of Colorado.



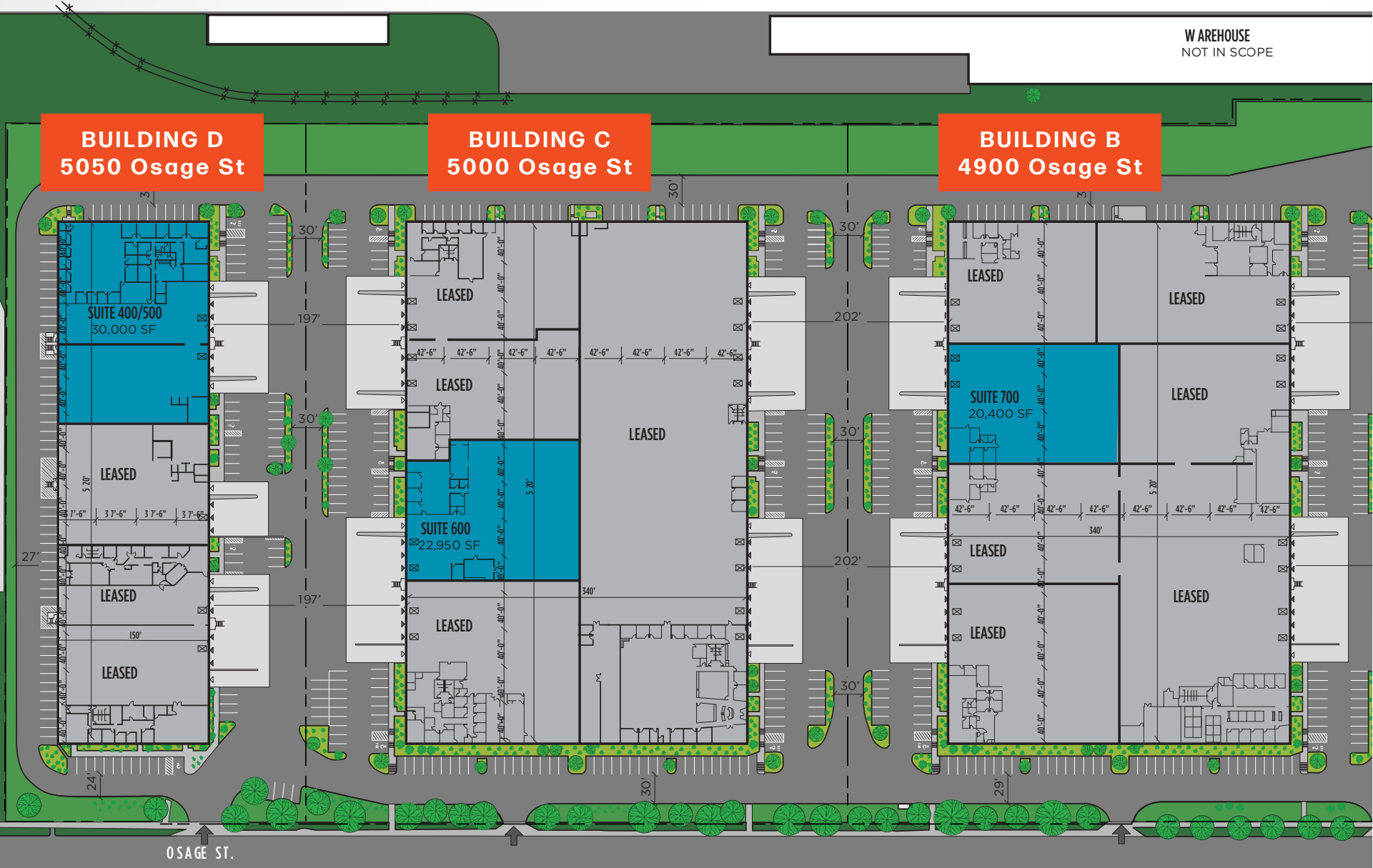
Outstanding identity, exposure, and access to a well-qualified labor base and the entire metro area.



Conveniently located in an Enterprise Zone.



# SITE PLAN





# SITE PLAN

**4900 Osage Street, Denver, CO**  
Building B | Suite 700



**Total SF**  
±20,400

**Office SF**  
±1,925

**Warehouse SF**  
±18,475

**Clear Height**  
30'

## Fire Suppression

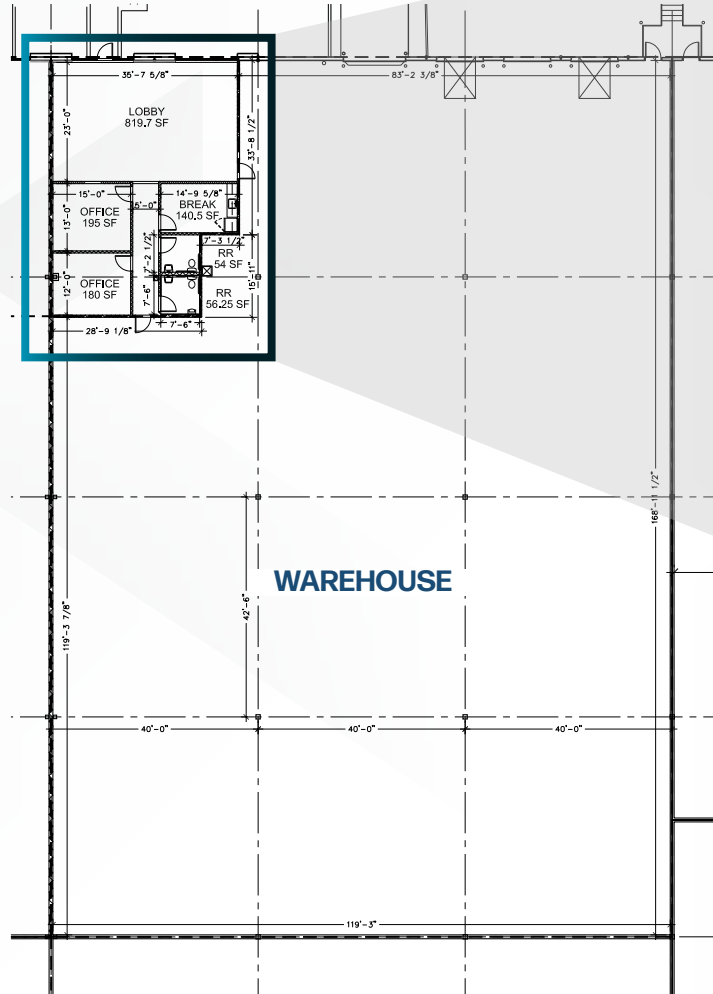
### ESFR

**Loading**  
3 Docks (2 with levelers)

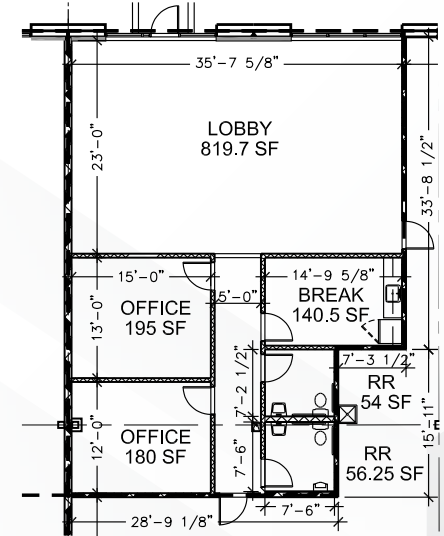
## Drive-ins

1 Drive-In Door

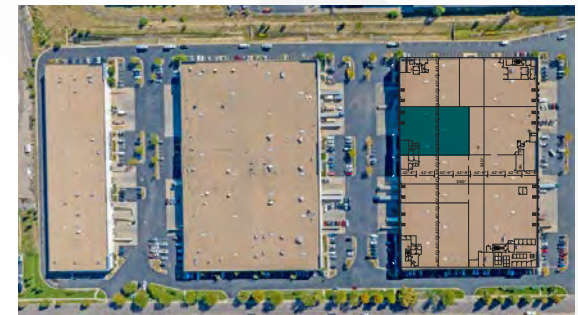
**Parking**  
11 Stalls



**OFFICE: 1,925 SF**



### KEY PLAN:



# SITE PLAN

**5000 Osage Street, Denver, CO**  
Building C | Suite 600

**Total SF**

±22,950

Office SF

±4,075

## Warehouse SF

±18,875

## Clear Height

30'

## Fire Suppression

ESFR

## Loading

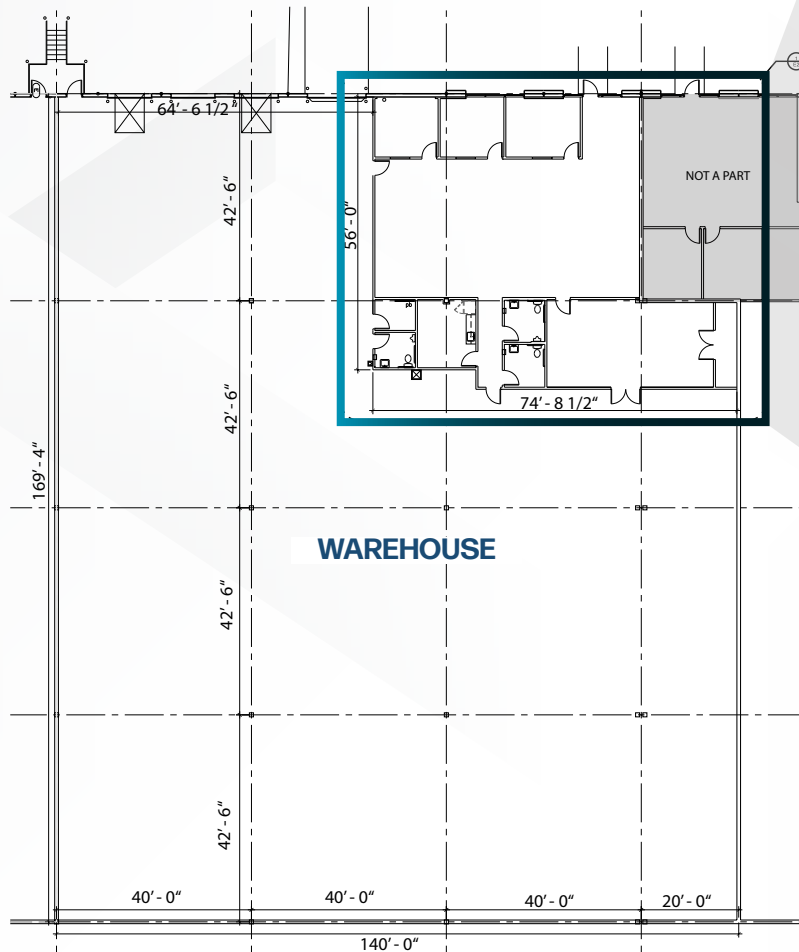
3 Docks (2 pit levelers)

## Drive-ins

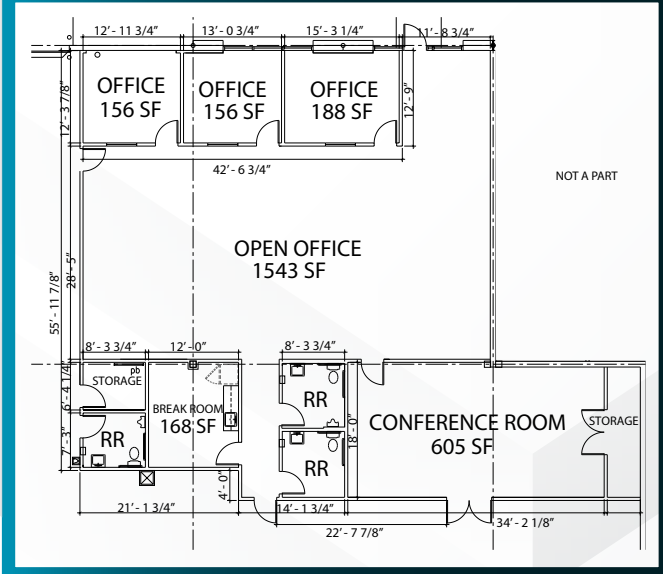
1 Drive-In Door

## Parking

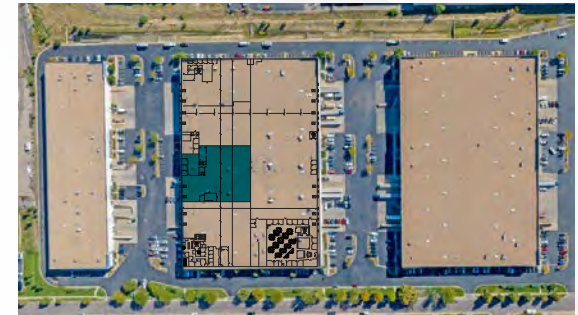
## 11 Stalls



**OFFICE: 4,075 SF**



### KEY PLAN:



# SITE PLAN

5050 Osage Street, Denver, CO  
Building D | Suite 400/500



## Option A | Suite 400/500

Total SF:  $\pm 30,000$  SF

Office SF:  $\pm 11,764$  SF

Warehouse SF:  $\pm 18,236$  SF

## Option B | Suite 500

Total SF:  $\pm 18,000$  SF

Office SF:  $\pm 11,049$  SF

Warehouse SF:  $\pm 6,951$  SF

## Option C | Suite 400

Total SF:  $\pm 12,000$  SF

Office SF:  $\pm 715$  SF

Warehouse SF:  $\pm 11,285$  SF

## Clear Height

24'

## Fire Suppression

ESFR

## Loading

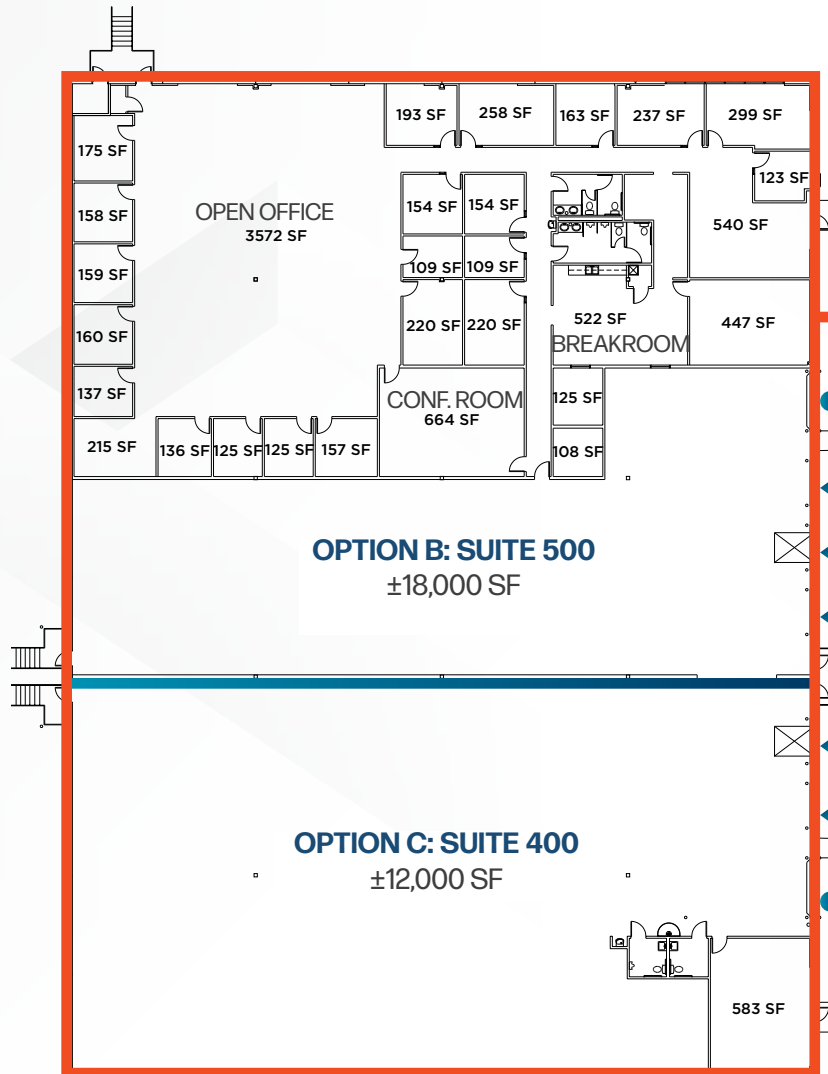
5 Docks

## Drive-ins

2 Drive-in Doors

## Parking

52 Stalls



**OPTION A: SUITE 400/500**  
 $\pm 30,000$  SF

**OPTION B: SUITE 500**  
 $\pm 18,000$  SF

**OPTION C: SUITE 400**  
 $\pm 12,000$  SF

◀ DOCK HIGH  
● DRIVE-IN

## KEY PLAN:

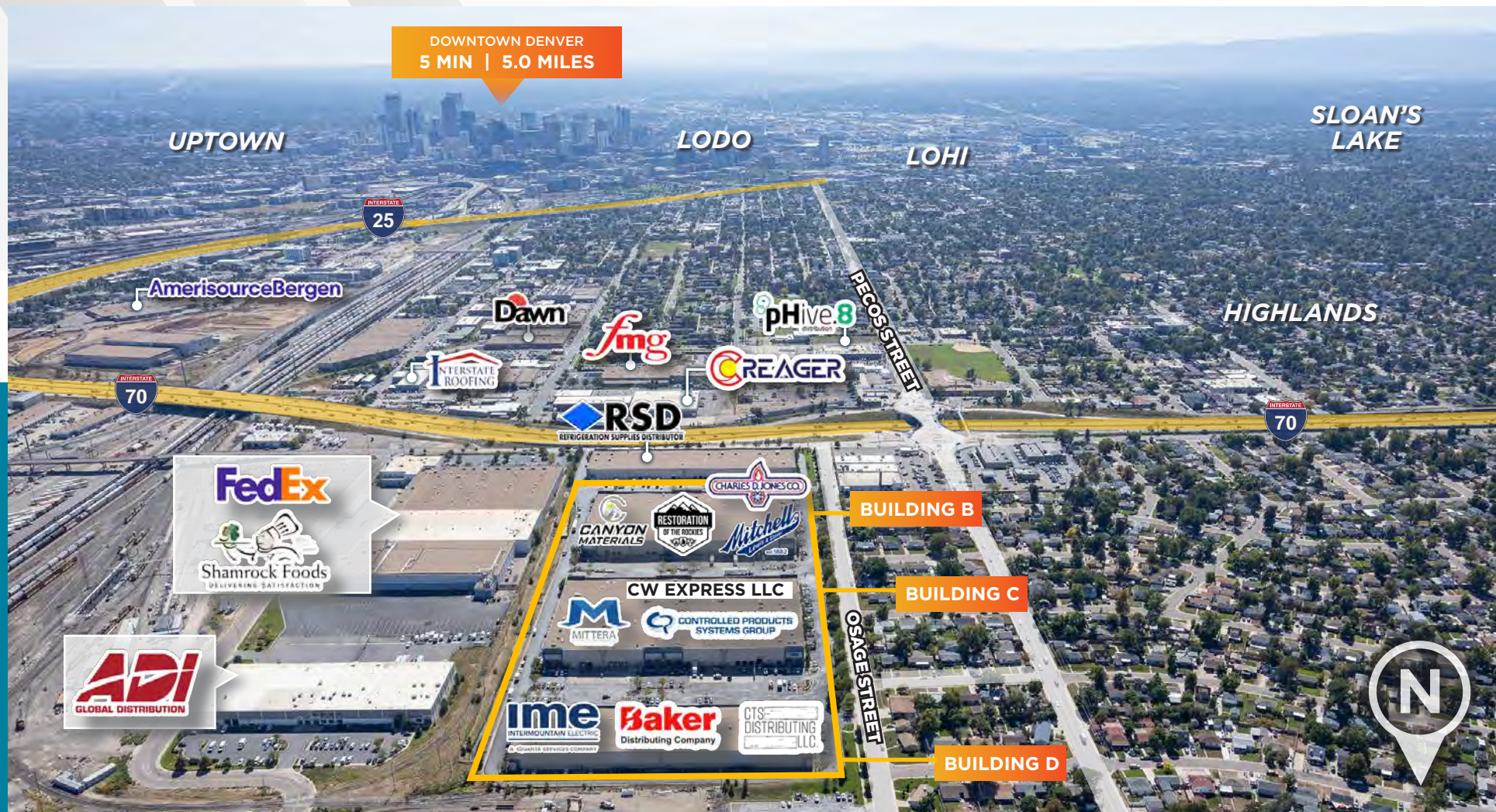




# CORPORATE NEIGHBORS AND DEMOGRAPHICS

## DEMOGRAPHICS

	Within 3 Miles	Within 5	Within 7
Population	150,587	432,077	816,769
Households	73,225	202,949	357,559
Average HH Income	\$133,655	\$114,883	\$117,841
Daytime Population	234,111	581,945	947,721
Total Businesses	11,086	24,679	39,059





# POPULATION DENSITY

## 2022 POPULATION DENSITY

YOU CAN REACH 2.5M PEOPLE  
WITHIN A 30 MINUTE DRIVE

CENTERPARK

30 MINUTES

TOTAL POP | 2,578,268

15 MINUTES

TOTAL POP | 735,733

### DEMOGRAPHICS WITHIN 15 & 30 MIN

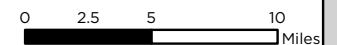
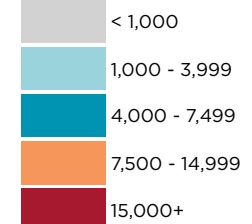
	15 MIN	30 MIN
Total Pop	735,733	2,578,268
Pop Ages 20 - 34	187,225   33%	576,130   22.7%
Median HH Income	\$78,131	\$86,358
Median Age	36.9	37.3
Pct. Highly Edu.*	40.7%   210,570	45.7%   791,789

\*Percent derived from total pop 25+ and includes those with a Bachelor's Degree and higher



4900, 5000 & 5050 Osage Street

Population Density (Pop/Sq Mi)  
by Census Tract





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