

bellevue
STATION

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:

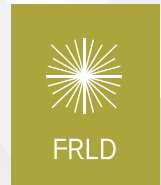


PRIMEWEST



Partners Group
REALIZING POTENTIAL IN PRIVATE MARKETS

Gensler



LEASING TEAM:

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**



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

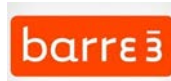


Connection & Community

AMENITIES | VIEWS | PEOPLE | ACCESSIBILITY

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, 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





To Boulder

Golden

Arvada

Wheat Ridge

Lakewood

WADSWORTH
SHERIDAN
FEDERAL

Littleton

DOWNTOWN
DENVER

Cherry Creek

Cherry Hills

6900
LAYTON

Greenwood Village

ARAPAHOE

DRY CREEK

COUNTY LINE

Highlands Ranch

Lone Tree

Castle Pines

COLORADO BLVD

MONACO

QUEBEC

6TH AVENUE

ALAMEDA

LEETSDALE

YALE

UNIVERSITY

BROADWAY

HAMPDEN

BELLEVUE

ORCHARD

LINCOLN

Centennial

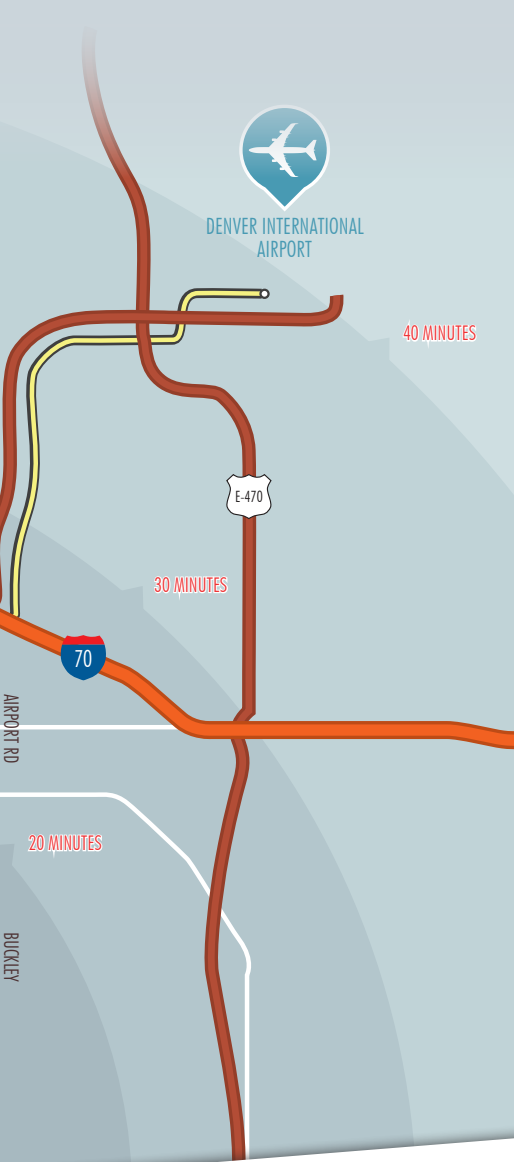
Aurora

PENNA BLVD

CENTENNIAL
AIRPORT

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

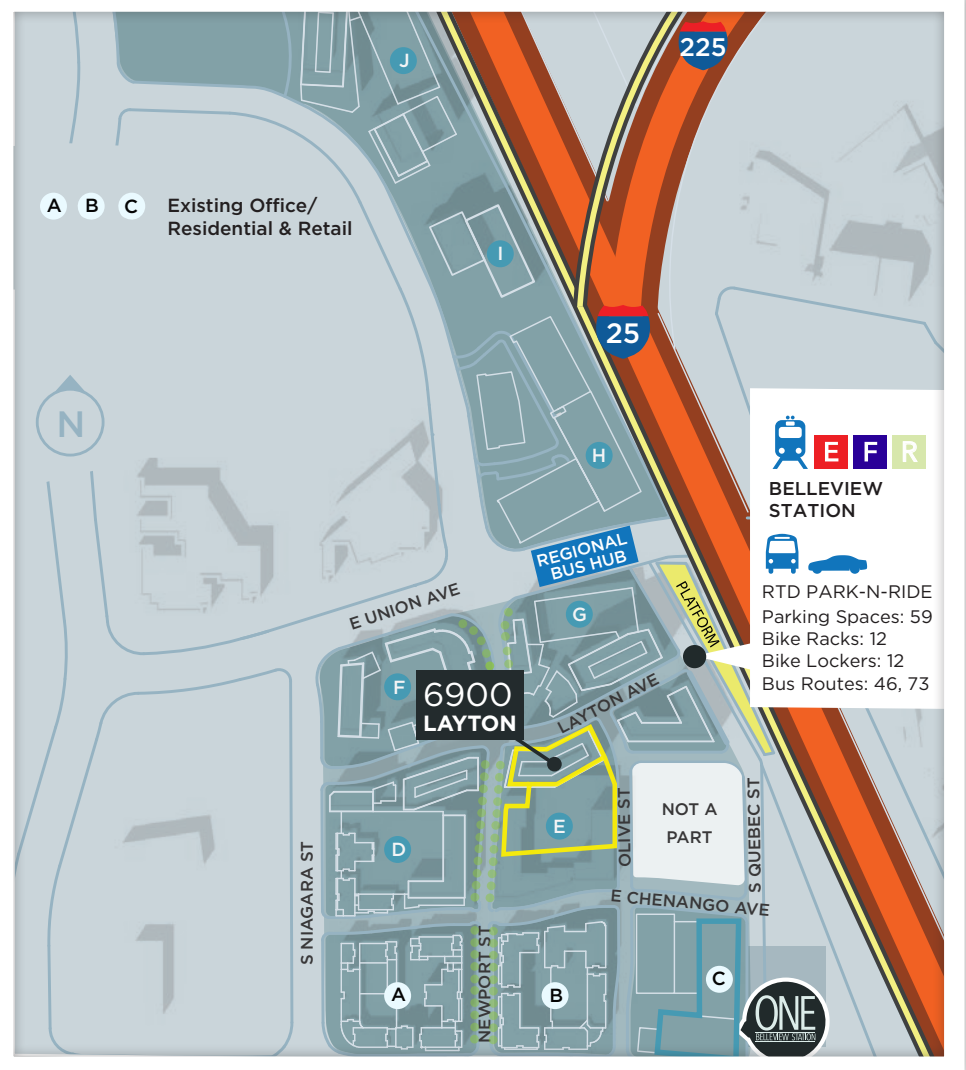
10 MINUTES



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



01HOTP
CULPT&FLOW
RESTORE
LOW FLOW
01HOTP
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



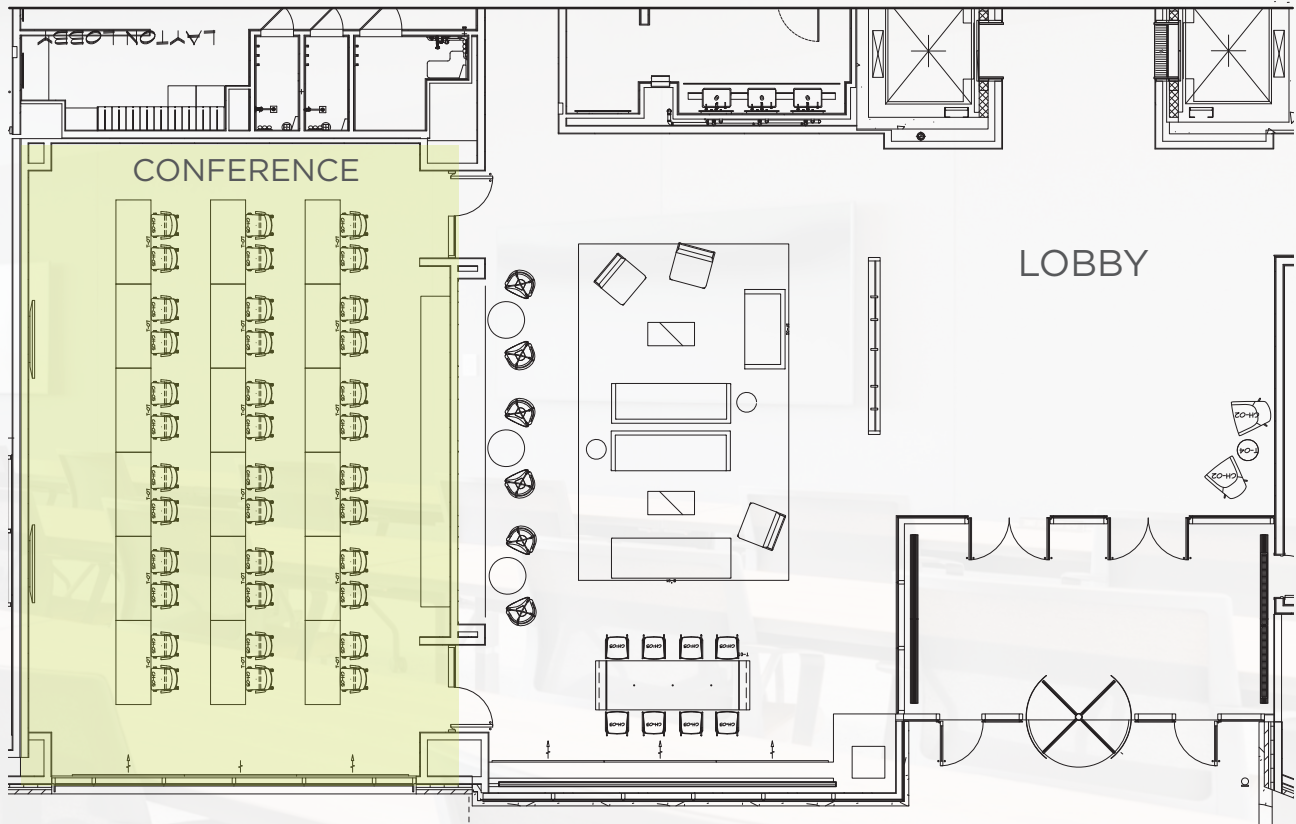
// ACTIVATED LOBBY



6900
LAYTON



// GROUND FLOOR



// LOBBY & CONFERENCE



// BIKE STORAGE & FIX-IT STATION



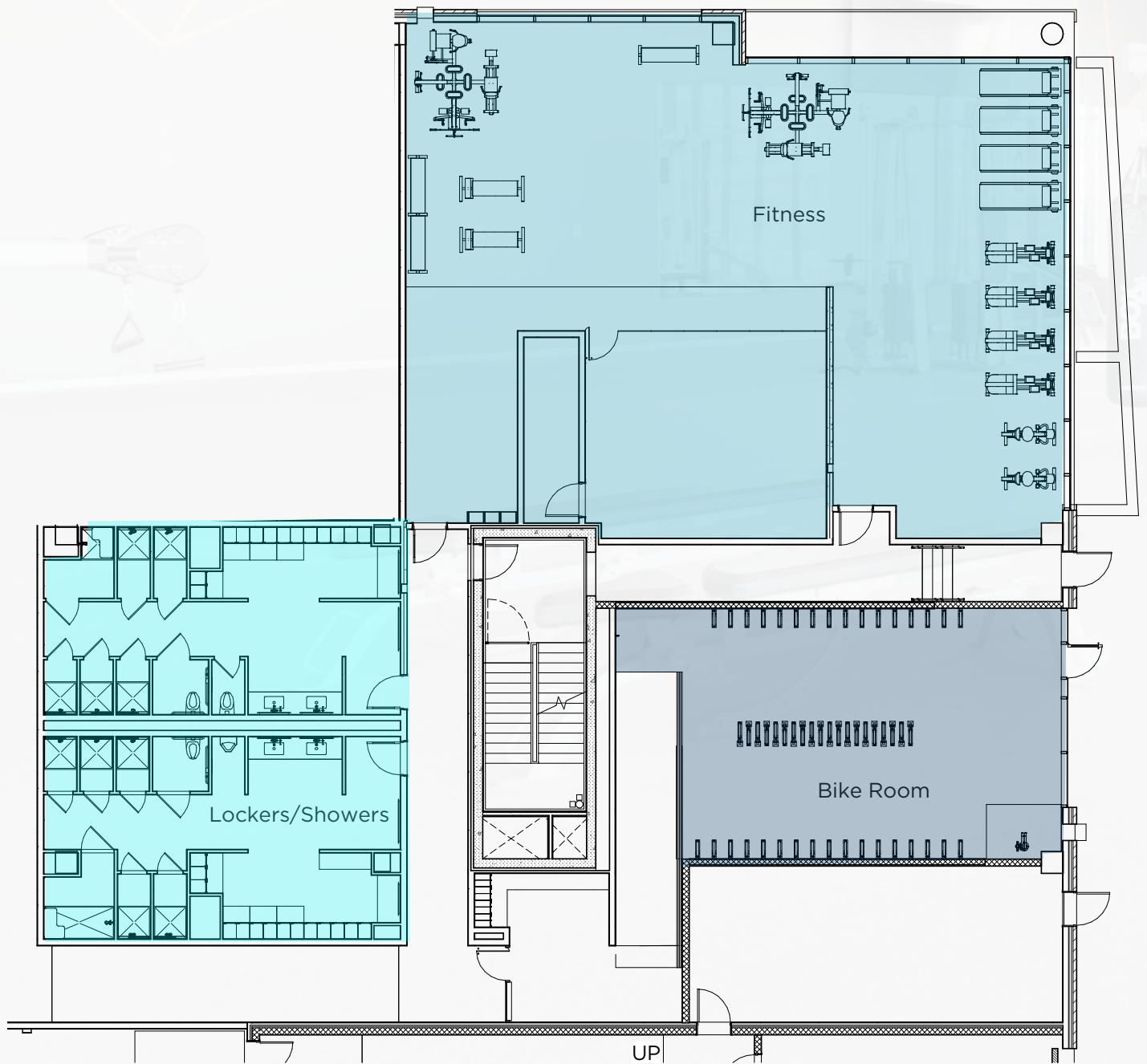
6900
LAYTON



// 5,000 SF FITNESS FACILITY



6900
LAYTON





// FITNESS CENTER

// 5,000 SF Fitness Center

// Daylight & Views

// 50+ Lockers

// 12 Showers

// BIKE STORAGE

// Secured Bike Storage

// 50+ Bike Racks

// Fix-it Station

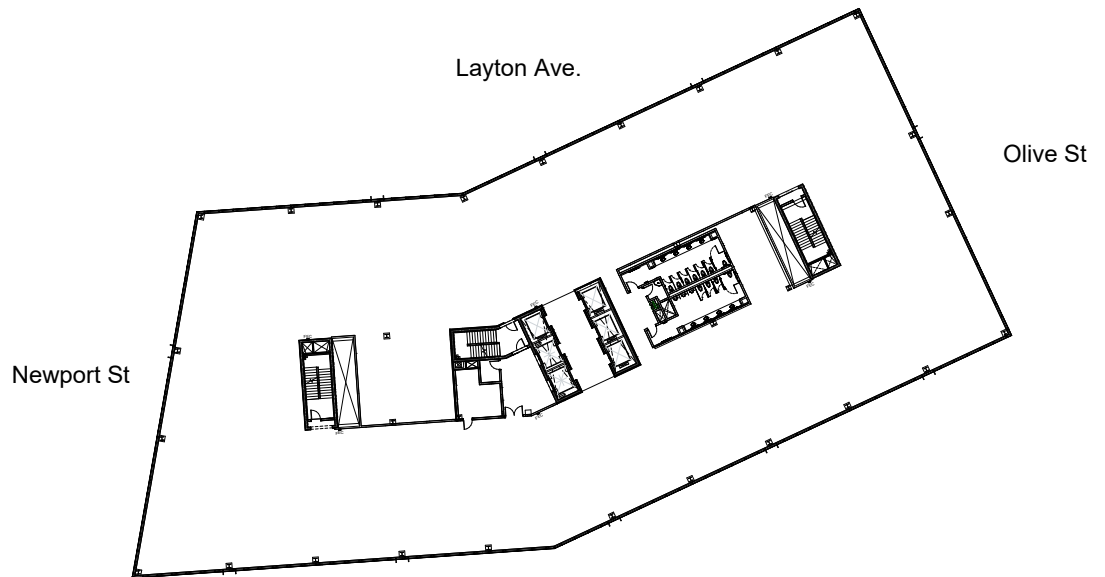
// Bike Supply Vending Machine



6900
LAYTON



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



Typical Floor Plate: 36,497 RSF

// COLUMN FREE FLOOR PLAN



6900
LAYTON

A PROJECT BY:



PRIMEWEST



Partners Group

REALIZING POTENTIAL IN PRIVATE MARKETS

LEASING TEAM:

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**