

5200 DTC

P A R K W A Y



DTC OFFICE SPACE AVAILABLE

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BUILDING INFORMATION

Year Built	1980
Land Area	3.01 AC
Net Rentable Area	46,402 RSF
Number of Stories	Five (5)
Typical Floor Plate	9,200 RSF
Fire / Safety	Fully Sprinklered
Parking	3.2 : 1,000
Elevators	2

BUILDING FEATURES

Located in the heart of the Denver Tech Center with numerous restaurants, national hotels and banks within walking distance of the building. 5200 DTC Parkway offers competitive lease rates, a conference room, a five-story atrium lobby, and onsite local ownership that is quick to respond to any questions.

5200 DTC Pky offers great access to Belleview Ave & Interstate-25. Incredible visibility from Interstate-25 as well as panoramic mountain views from western suites.



IN THE HEART OF DTC



5200 DTC
PARKWAY

ADJACENT TO BELLEVUE PROMENADE SHOPPING CENTER





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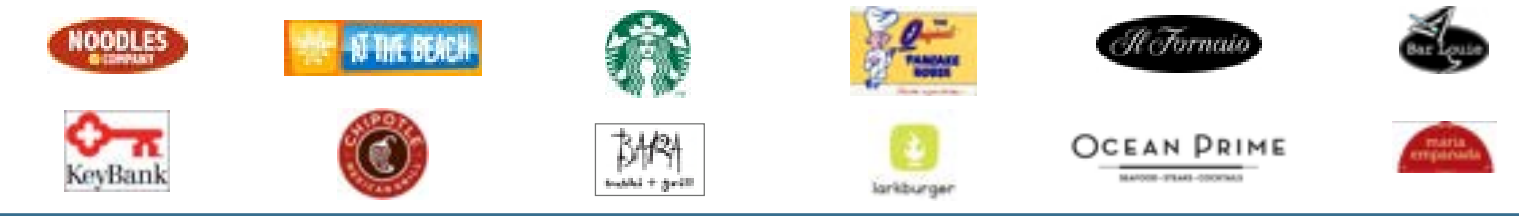
AMAZING BELLEVUE & I-25 LOCATION!



**CUSHMAN &
WAKEFIELD**



BELLEVUE PROMENADE RETAIL:



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Demographics

DAYTIME POPULATION

1 Mile	3 Mile	5 Mile
64,348	171,330	419,463

TOTAL POPULATION

1 Mile	3 Mile	5 Mile
14,029	98,848	313,778

AVERAGE HOUSEHOLD INCOME

1 Mile	3 Mile	5 Mile
\$103,730	\$125,406	\$109,945

5200 DTC

PARKWAY



Immediate access to Bellevue Ave., I-25 & I-225



Adjacent to Bellevue Promenade Retail



Plentiful dining options within walking distance;
more than 50 restaurants within a 5 minute drive



Bellevue Station light rail platform within a 15
minute walk

ACE
ER

MARINA SQUARE
SHOPPING CENTER

HYATT PLACE DTC

VILLAGE PLAZA

JUST A FIVE MINUTE WALK:



INCREDIBLE WALKABLE AMENITIES



CUSHMAN &
WAKEFIELD

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