



# DENVER WEST



Experience Work  
**Differently.**

DENVER WEST - OFFICE SPACE FOR LEASE  
LAKEWOOD, CO



**CUSHMAN &  
WAKEFIELD**



# Denver West: a place to call Home.

Welcome to Denver West Business Park, a vibrant neighborhood offering upscale dining, hospitality, retail, access to outdoor activities, and residential opportunities in addition to modern workspace solutions. Our employee-centric, market-leading amenities are designed to support businesses in recruiting and retention, and our flexible suites give teams the space they need to work together effectively.







1,188,085 RSF  
Across 17 Buildings

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Move-In Ready  
Spec Suites

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an experience beyond

# Work/Life balance



Postcard-perfect indoor and outdoor gathering spaces for events



NEW fitness facility with showers & lockers



Renovated 2020



Tenant Lounge with market refreshments



Parking: 3.25 : 1,000 average



Three training rooms, that can accommodate up to 125 people



Food truck pavilion underway



On-site property management









# DENVER WEST



# a Day in the Life

at Denver West

10am

Status Update in the lounge of your spec suite



7am

Start the morning with a quick, refreshing walk in the South Table Mountain Trail System



8am

Shower on-site in upgraded locker rooms



8:30am

Head to the office via a quick refreshment at the on-site Peak Market







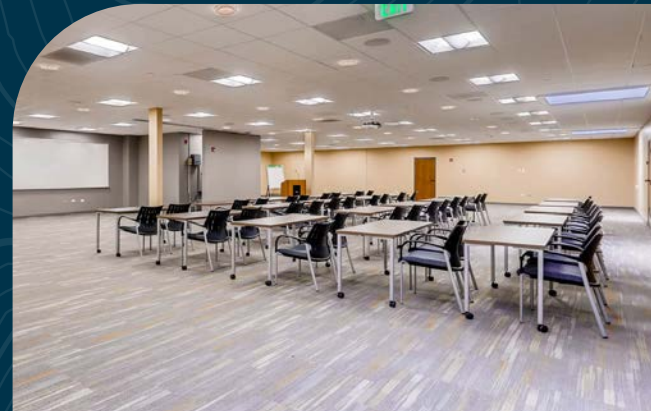
# 12pm

Lunch at one of the many restaurants across the street at Colorado Mills Mall



# 3pm

Host a conference at one of the on-site conference centers



# 5pm

Team bonding at the campus sand volleyball court or at the outdoor grill pavilions



# 7pm

Run a quick errand or head to dinner at one of the many nearby restaurants in Lakewood or Downtown Golden





I-70 TO VAIL, ASPEN  
& BRECKENRIDGE



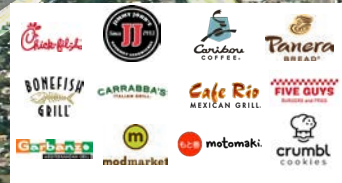
470



JEFFERSON COUNTY  
LIGHT RAIL STATION

LIGHT RAIL

6



## DENVER WEST VILLAGE



RED ROCKS COLLEGE  
LIGHT RAIL STATION



26



21

22

40 Seat  
Conference Center

DENVER WEST BLVD.



1

2

6

Tenant Fitness &  
Amenity Center

3

4

5

On-Site Property  
Management



## COLORADO MILLS<sup>SM</sup>

1.4 MILLION SQUARE FEET OF RESTAURANTS AND RETAILERS!





GOLDEN



SOUTH TABLE MOUNTAIN  
PARK TRAIL SYSTEM

40 Seat  
Conference Center

51

52

19

18



15

16

125 Seat Training &  
Conference Center

Sand Volleyball  
Courts

# all the Amenities

without the commute!

Denver West is the most strategic location in the Denver Metro Area. Bisecting Interstate 70, the Campus provides easy access to Downtown Denver and the Rocky Mountains. The property boasts 10 minutes to Downtown Golden, 30 minutes to Boulder, 35 minutes to Denver International Airport, and 1 hour to world-class ski resorts.







# DENVER WEST

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