

A photograph of a large, modern building with a classical facade, featuring a prominent pediment and a central entrance. The building is surrounded by a green lawn and a paved walkway. The image is overlaid with a semi-transparent blue filter.

# TUSCANY VILLAGE CENTER



A photograph of the Tuscany Village Center building, a modern structure with large stone columns and glass railings. The building's glass reflects the surrounding landscape, including a large green lawn and distant buildings. In the foreground, a paved courtyard with a black metal railing and a small potted plant is visible. The text "TUSCANY VILLAGE CENTER" is overlaid in a white box with a blue gradient background.

# TUSCANY VILLAGE CENTER



# DTC's Most Desirable Office Locale

**TUSCANY VILLAGE CENTER** is ideally situated in the heart of Fiddlers Green Circle, in Village Center Station, Southeast Denver's most desirable office park. Within walking distance is the RTD Arapahoe Light Rail Station, numerous restaurants and hotels, and is located adjacent to Fiddlers Green Amphitheatre. Just a fifteen minute drive or twenty-five minute light rail ride from Downtown, Tuscany Village Center is the perfect location for tenants looking for the accessibility and amenities of downtown within a pristine, beautifully landscaped setting.

## Building Features

|                     |                                                        |
|---------------------|--------------------------------------------------------|
| Building Size       | 259,118 RSF                                            |
| Stories             | 6                                                      |
| Typical Floor Plate | 22,000 RSF                                             |
| Parking             | 3.5 : 1,000 SF                                         |
| Light Rail Access   | 4 Minute walk to<br>RTD Arapahoe<br>Light Rail Station |
| Showers and Lockers | On-site                                                |
| Conference Room     | Common to<br>building                                  |

## Office Space Highlights

- Class AA finishes
- 9 foot ceilings
- Panoramic mountain views from all floors
- Covered parking available
- Highly efficient rectangular floor plates
- Additional building amenities planned includes fitness center and on-site food service







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FOR MORE INFORMATION, PLEASE CONTACT

**Doug Wulf**  
**Executive Managing Director**  
 +1 303 312 4218  
[doug.wulf@cushwake.com](mailto:doug.wulf@cushwake.com)

**Dan Miller**  
**Managing Director**  
 +1 303 312 4272  
[dan.miller@cushwake.com](mailto:dan.miller@cushwake.com)

**Andrew McCabe**  
**Associate**  
 +1 303 312 4253  
[andrew.mccabe@cushwake.com](mailto:andrew.mccabe@cushwake.com)

1401 Lawrence Street, Suite 1100 / Denver, Colorado 80202 / T +1 303 292 3700 / F +1 303 534 8270 / [cushmanwakefield.com](http://cushmanwakefield.com)  
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