



14143 DENVER WEST PARKWAY | LAKEWOOD, CO 80401



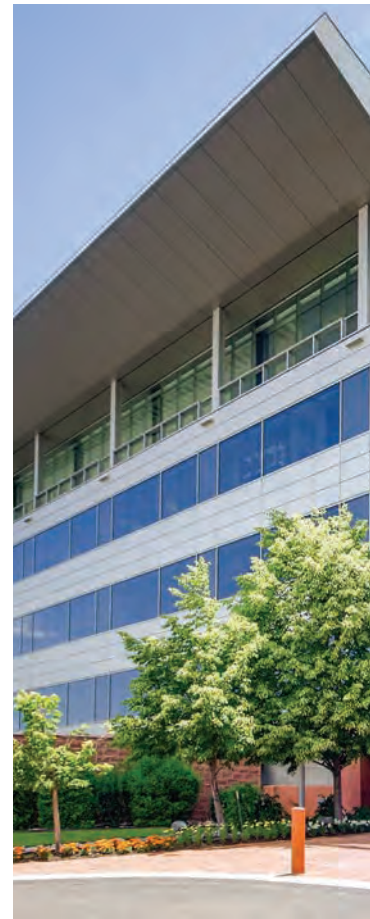
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SIGNATURE CENTRE

## BUILDING OVERVIEW

Net Rentable Area 185,920 RSF

Year Built 2007

Stories Five (5) Stories

Site Acreage 6.4 Acres

Elevators Three (3) Passenger Elevators  
One (1) Freight Elevator

Typical Floorplates 42,412 RSF

Window Mullion Spacing 5 Feet

Ceiling Height 9'5" Finished, First Floor 18'

Security Key Card System, 24/7 Access,  
Closed Circuit TV Security System

Parking 4.00 : 1,000 RSF (34% Covered)

Certifications LEED Platinum



## FEATURES & AMENITIES

- Rare Class "AA," LEED CS Platinum Building in the West Market
- On Site Cafe
- On Site Fitness Center with Showers and Lockers
- Three (3) Levels of Underground Parking (34% Covered)
- Outdoor Patio Areas
- 2 Dual Electric Vehicle Charging Stations
- Storage Space Available
- Great I-70 Exposure and Identity
- Water and energy conservation systems including under-floor air, recycled water, heat recovery system, and motion sensors
- Light harvesting elements including: clerestory windows, solar shades, interior light shelves
- Individual temperature and light control
- Under floor heating and cooling for increased comfort, continuous source of fresh air and energy cost savings (pushes air at 65 degrees vs 55 degrees)
- Lighting controlled by occupancy sensors, dimmable switches, and daylight photo sensors









## AREA AMENITIES

**NEARBY RETAIL:** Within a three minute drive is Colorado Mills, a Simon Property Group-owned 1.45 million square foot shopping mall. The center is anchored by SuperTarget, United Artists Theatre, Saks Off 5th, Neiman Marcus Last Call and Burlington Coat Factory. The mall also boasts a strong line-up of restaurants including Yard House. An Additional 600,000 SF of retail space surrounds the mall including Whole Foods, Best Buy, The Keg Steakhouse, Bonefish Grill and more.

**PARKS & OPEN SPACE:** Half a dozen parks offering walking and biking trails are in immediate proximity, including the adjacent South Table Mountain. Over one dozen additional recreational areas are within just minutes of Signature Centre including the world-renowned Red Rock Park and Amphitheater (just 5.5 miles southwest).

**EXECUTIVE HOUSING:** West of Signature Center along the I-70 corridor are some of Denver's most exclusive neighborhoods. Homes in Golden, Evergreen, Genesee, Solterra, and Ken Caryl sell for up to \$10 million. The excellent school districts and easy accessibility make the Denver West micromarket highly desirable and continually attracts the city's top executives.

**NEARBY HOTEL ROOMS:** Located directly across the street from Signature Centre is the Denver Marriott West. This full-service hotel offers 303 guest rooms, 16 meeting rooms with over 13,000 SF of meeting space, new lobby, fitness center, two pools and more. An additional dozen hotels are located within a five minute drive.



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**AMENITY RICH LOCATION**

Signature Centre benefits from an abundance of nearby amenities including hotels, retailers, restaurants, parks, and more. Many of these amenities are within walking distance of the Property or just a few minutes drive time away.

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