



6900 LAYTON



A PROJECT BY:



FOR LEASING INFORMATION, CONTACT:

W. Ryan Stout
303.813.6448
ryan.stout@cushwake.com

Zachary T. Williams
303.813.6474
zach.williams@cushwake.com

Caitlin Ellenson
303.312.1914
caitlin.ellenson@cushwake.com







6900
LAYTON

DEVELOPMENT TEAM:



Partners Group
REALIZING POTENTIAL IN PRIVATE MARKETS

Gensler



LEASING TEAM:

W. Ryan Stout
303.813.6448
ryan.stout@cushwake.com

Zachary T. Williams
303.813.6474
zach.williams@cushwake.com

Caitlin Ellenson
303.312.1914
caitlin.ellenson@cushwake.com





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

6900 LAYTON

**BELLEVUE
RTD
STATION**

VECTRA BANK

**KIMPTON[®]
HOTELS & RESTAURANTS**

**TCR
TRAMMELL CROW
RESIDENTIAL**



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



Saverina



LOS Chungones
MEX. CO.



TAP & BURGER
bellevue station



THE nest NAIL SPA

MM
MATTHEW MORRIS
SALON AND SKINCARE

barre3

Orangetheory
FITNESS

YAMPA
SANDWICH CO.

WAXING
THE CITY



PURLUXE
beauty bar

RESTORATIVE
INJECTABLES
by Taylor Campbell



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

01HOTPOWER
CULPT&FLOW
RESTORE
FLOW FLOW
01HOTPOWER
CULPT&FLOW
RESTORE
FLOW FLOW

y6 YOGASIX

y6
YOGASIX
COMING SOON
BECOME A Y6
FOUNDING MEMBER
CONTACT US FOR DETAILS
720.893.3722
FOLLOW US
@YOGASIXDTC
YOGASIX.COM/LOCATION/DTC

COMING SOON



bellevue
STATION 6900
LAYTON



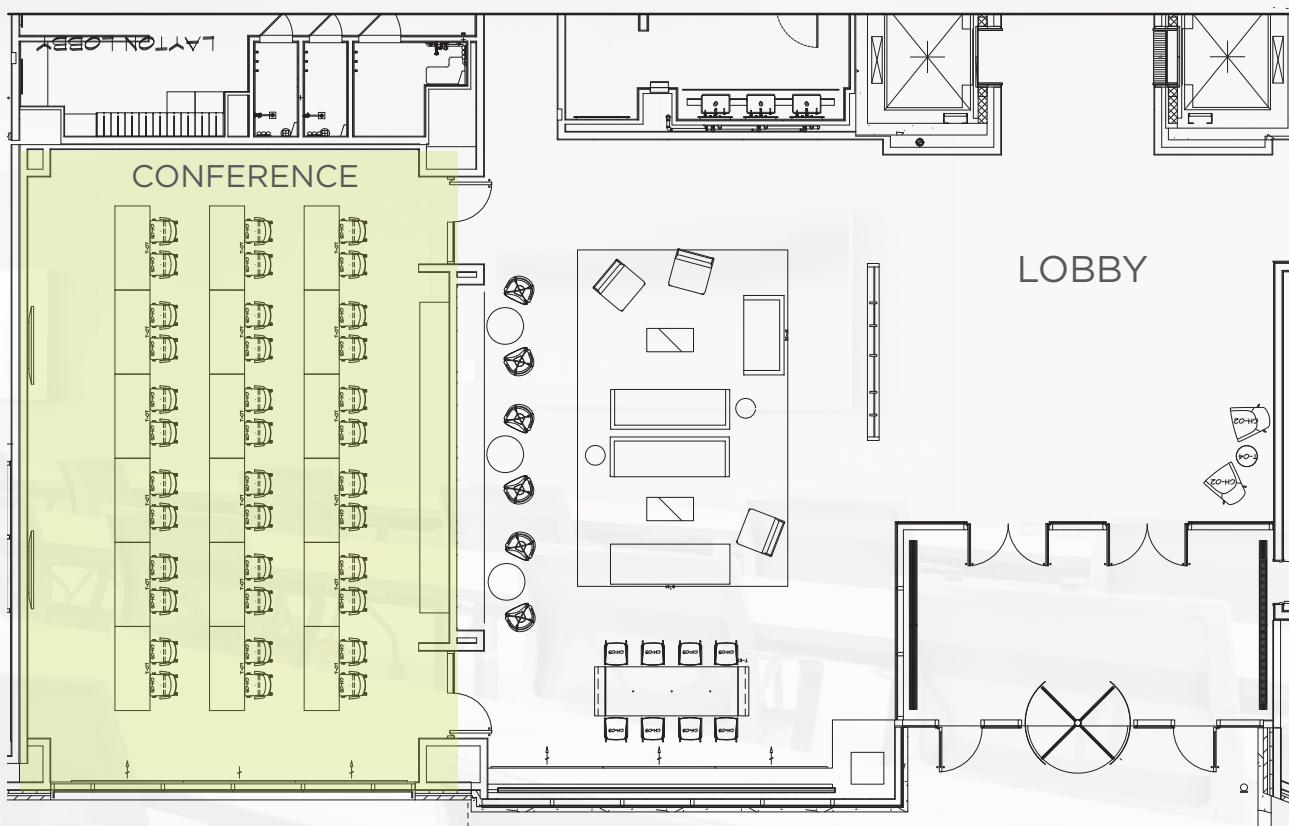
// ACTIVATED LOBBY



bellevue
STATION 6900
LAYTON



// GROUND FLOOR



// LOBBY & CONFERENCE

bellevue
STATION 6900
LAYTON



// BIKE STORAGE & FIX-IT STATION



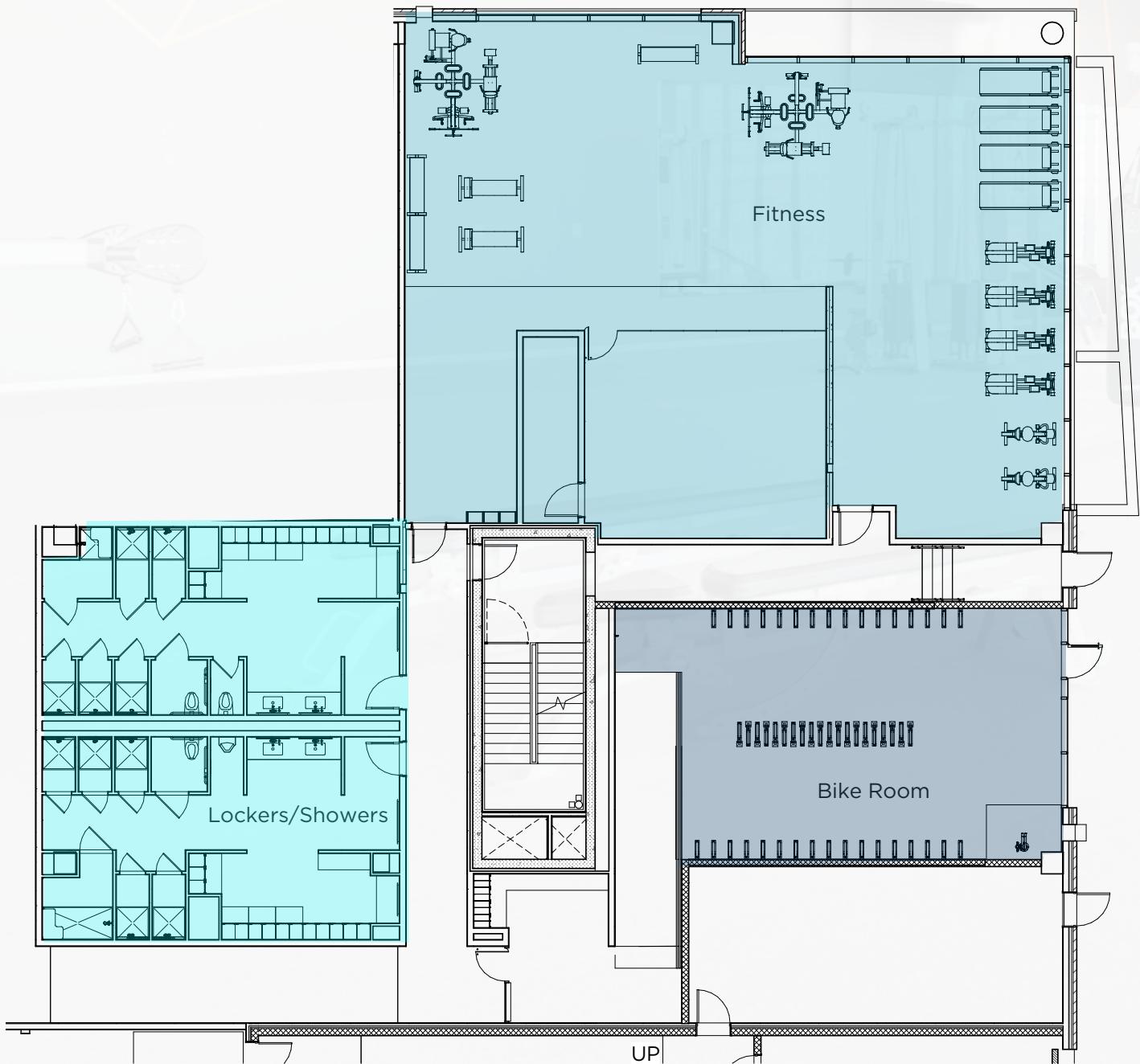
bellevue
STATION 6900
LAYTON



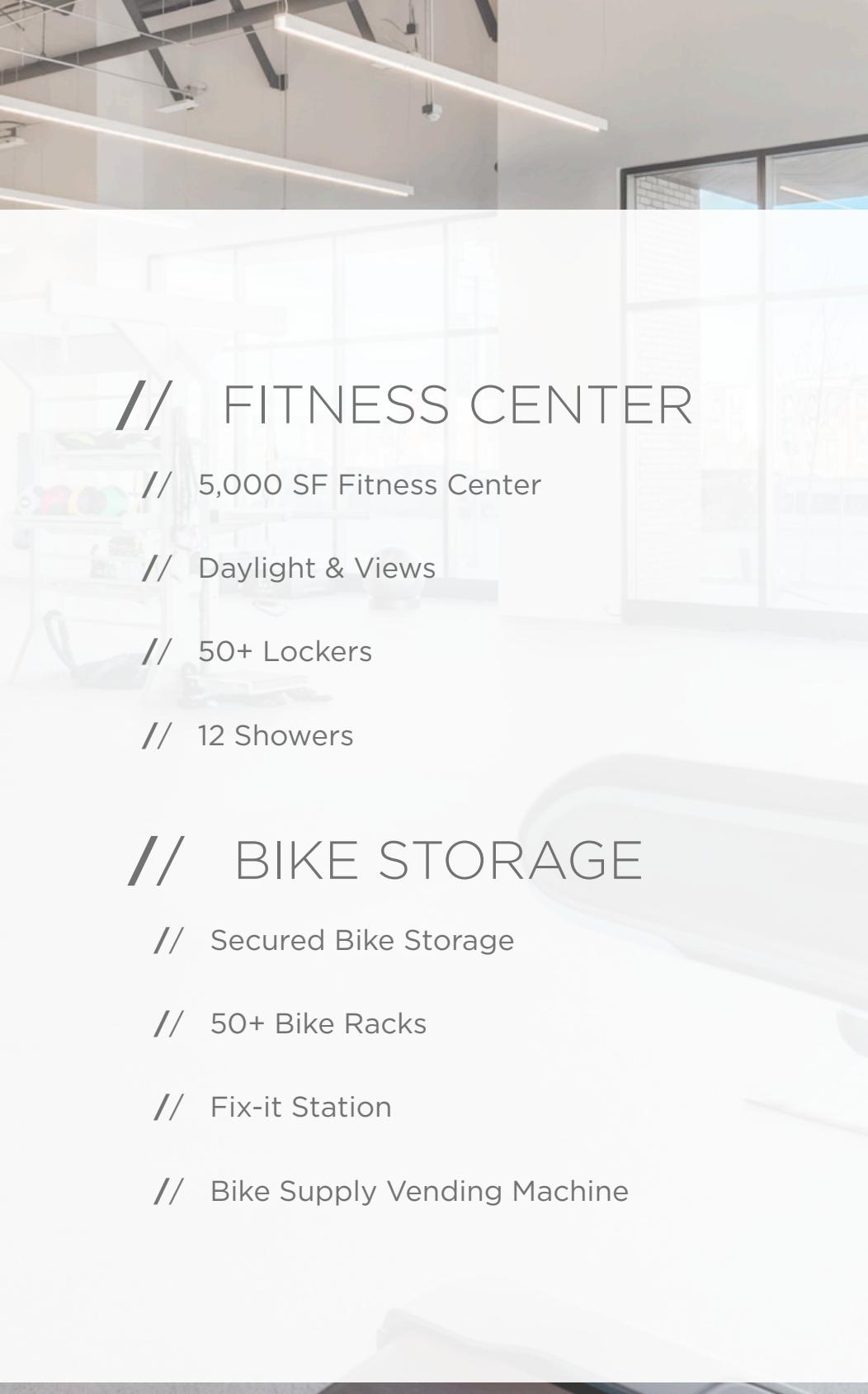
// 5,000 SF FITNESS FACILITY



bellevue
STATION
6900
LAYTON



// FITNESS CENTER



// FITNESS CENTER

- // 5,000 SF Fitness Center
- // Daylight & Views
- // 50+ Lockers
- // 12 Showers

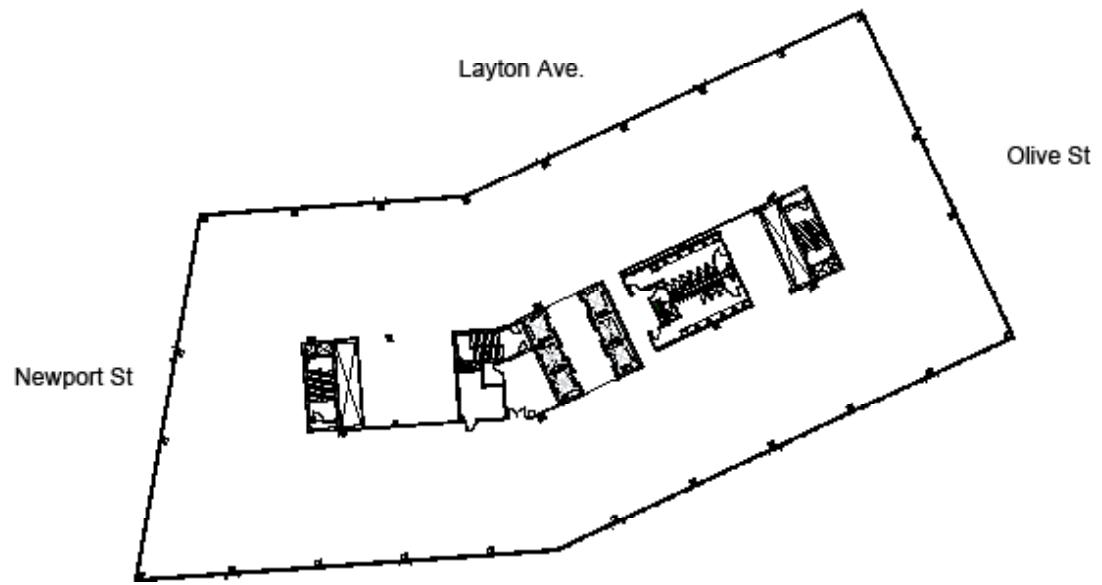
// BIKE STORAGE

- // Secured Bike Storage
- // 50+ Bike Racks
- // Fix-it Station
- // Bike Supply Vending Machine





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



Typical Floor Plate: 36,497 RSF

// COLUMN FREE FLOOR PLAN



A PROJECT BY:



LEASING TEAM:

W. Ryan Stout
303.813.6448
ryan.stout@cushwake.com

Zachary T. Williams
303.813.6474
zach.williams@cushwake.com

Caitlin Ellenson
303.312.1914
caitlin.ellenson@cushwake.com

