

bellevue  
STATION

6900  
**LAYTON**



A PROJECT BY:



**Partners Group**  
REALIZING POTENTIAL IN PRIVATE MARKETS

FOR LEASING INFORMATION, CONTACT:

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**CUSHMAN &  
WAKEFIELD**









6900  
**LAYTON**

DEVELOPMENT TEAM:

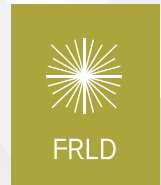


**PRIMEWEST**



**Partners Group**  
REALIZING POTENTIAL IN PRIVATE MARKETS

**Gensler**



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**CUSHMAN &  
WAKEFIELD**



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





# 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





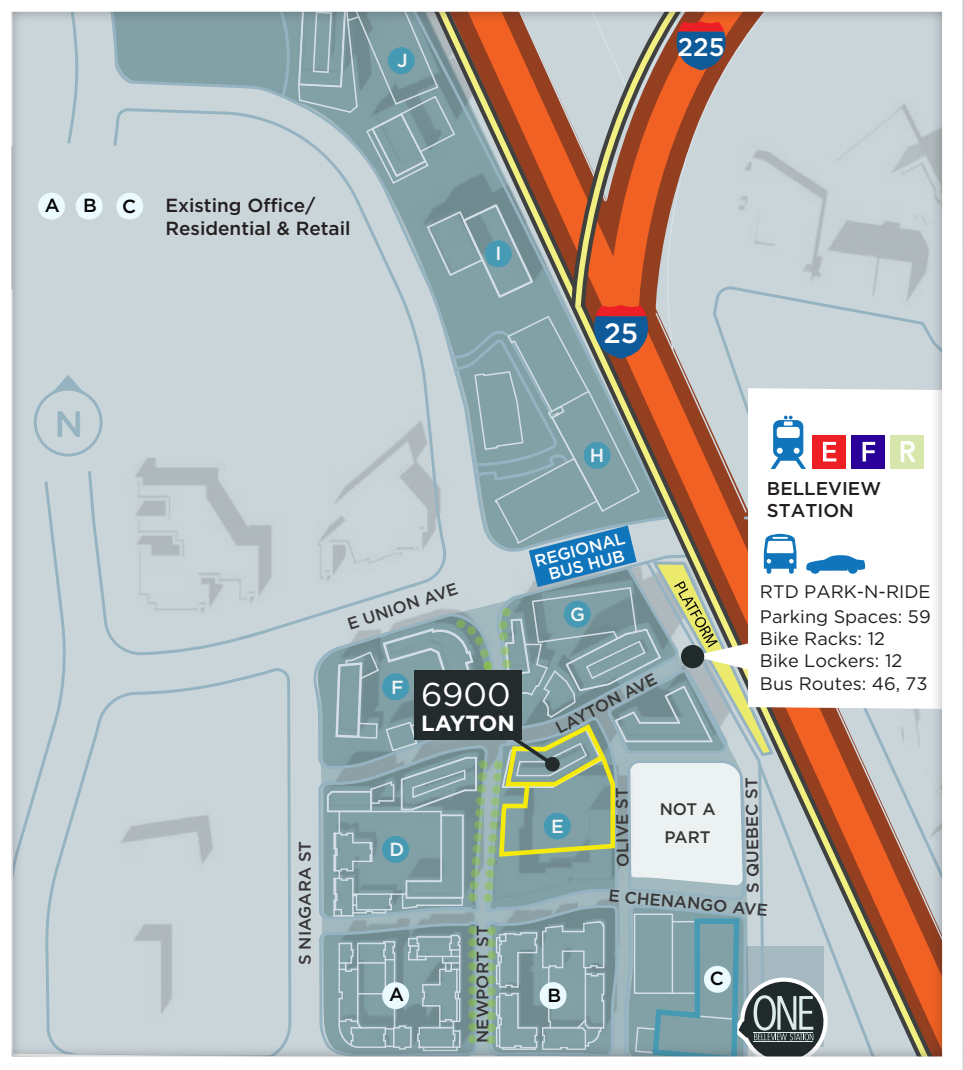




# Multi-Modal Connectivity

**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





01HOTP  
CULPT&F  
RESTORE  
LOW FLOW  
01HOTP  
CULPT&F  
RESTORE  
LOW FLOW

y6 YOGASIX



YOGASIX

COMING SOON

BECOME A Y6  
FOUNDING MEMBER

CONTACT US FOR DETAILS  
720.893.3722

FOLLOW US  
@YOGASIXDTC

YOGASIX.COM/LOCATION/DTC

COMING SOON



6900  
LAYTON





// ACTIVATED LOBBY

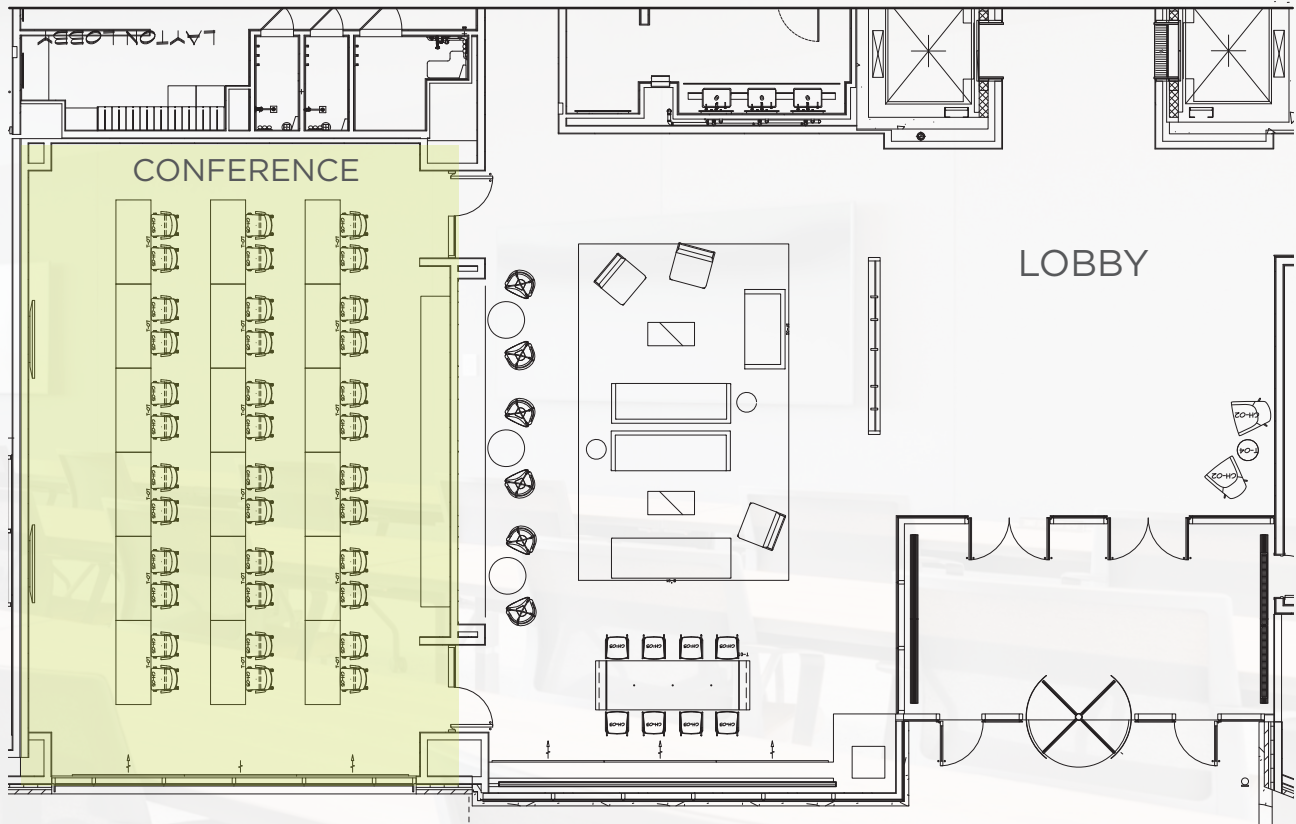








// GROUND FLOOR



// LOBBY & CONFERENCE





// BIKE STORAGE & FIX-IT STATION









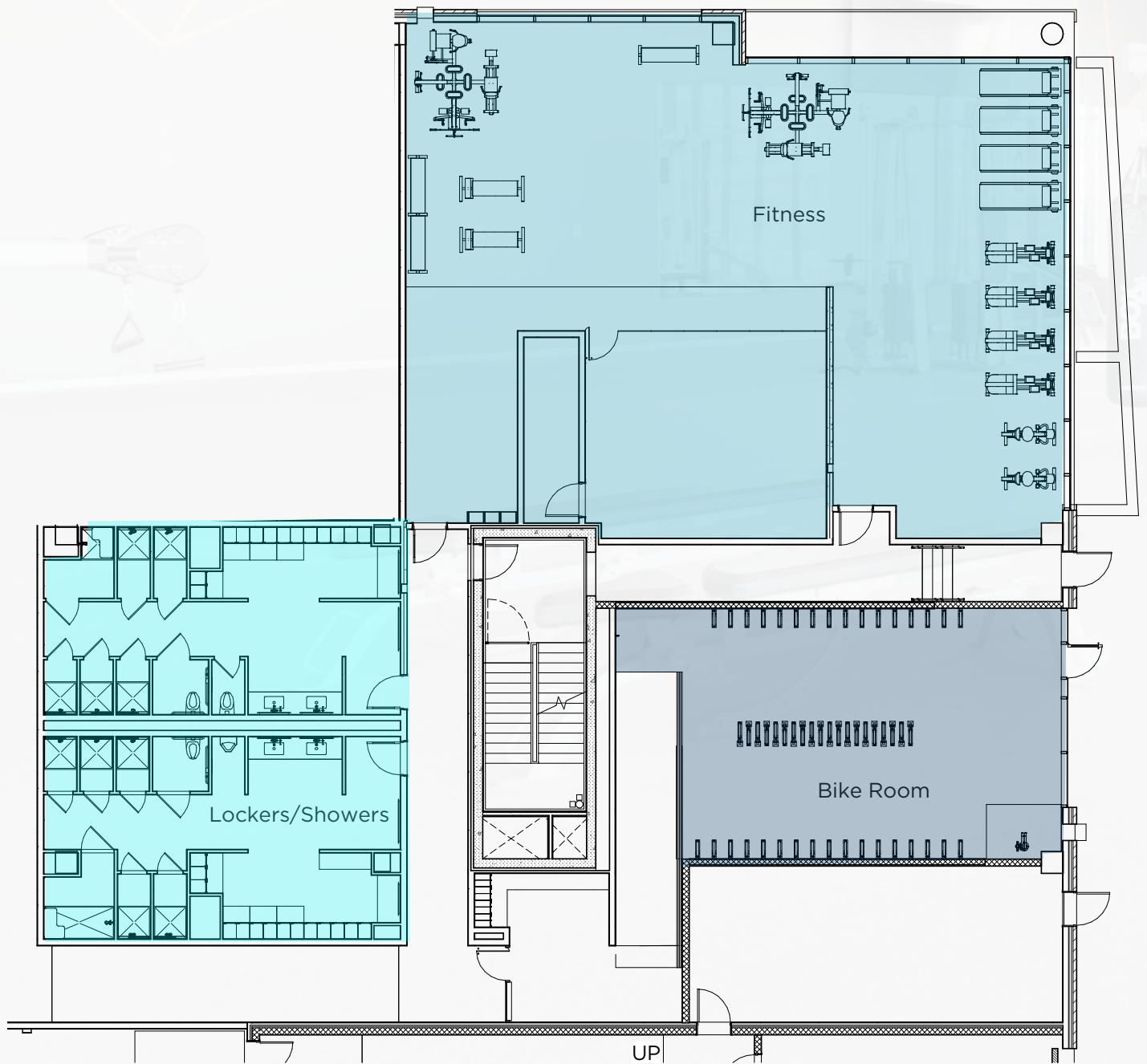
// 5,000 SF FITNESS FACILITY





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



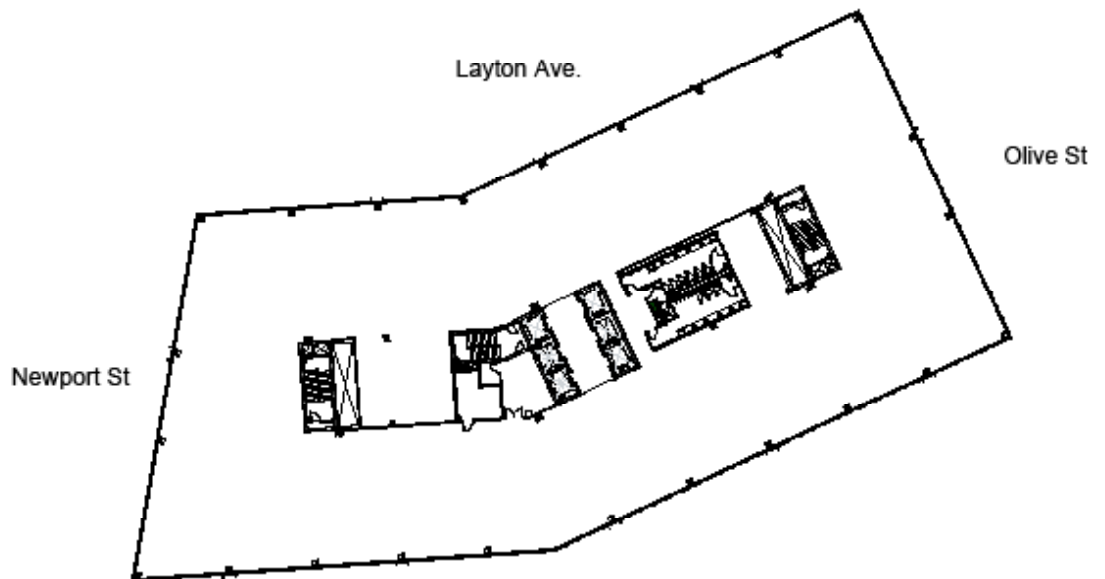
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// UP TO 88,662 RSF AVAILABLE & TWO BUILDING TOP SIGNS





Typical Floor Plate: 36,497 RSF

// COLUMN FREE FLOOR PLAN





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