

# 7222 LAYTON



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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** 130,045 RSF:  
**7222 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

Belleview 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, 7222 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  
MX.CO



TAP & BURGER  
belleview station



MM  
MATTHEW MORRIS  
SALON AND SKINCARE

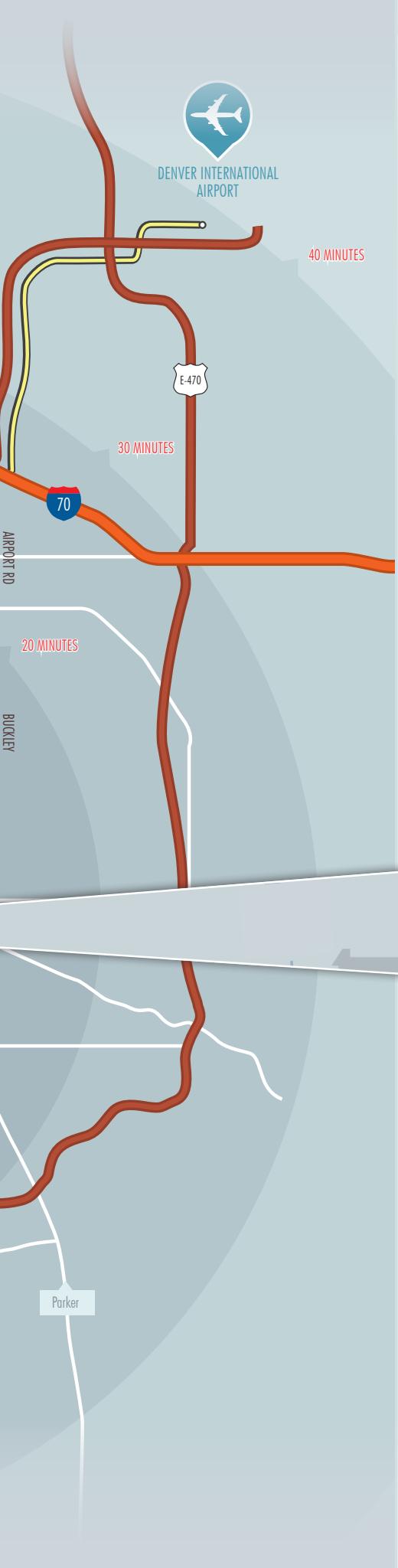


WAXING  
THE CITY



RESTORATIVE  
INJECTABLES  
by Taylor Campbell

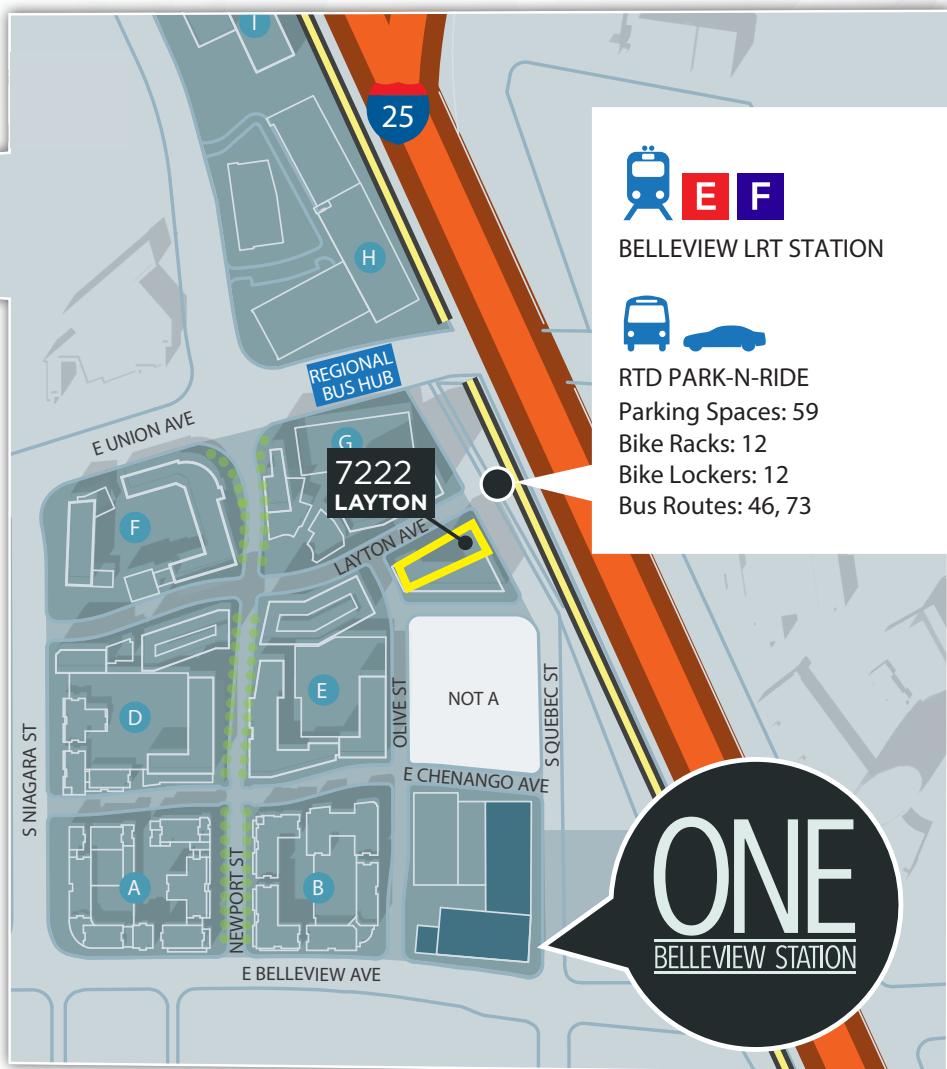




# Multi-Modal Connectivity

**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.





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- // Building Size: 130,045 RSF
- // 27,561 SF Typical Floor Plates
- // 4.0 : 1,000 All Covered Parking
- // 396 Parking Spaces (8 Electric Vehicle Charging Spaces)
- // Wellness Room & Executive Showers
- // Conference Room & Training Facility
- // Secure Bike Storage & Lockers

## Optimized Energy Performance

- // 16% Above Requirements of Denver Code
- // 40% Reduction of Indoor Water Use Compared to Standard Buildings
- // High Efficiency LED Lighting Throughout the Entire Building
- // LEED Silver Certification Level

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