

7222 LAYTON



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** 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

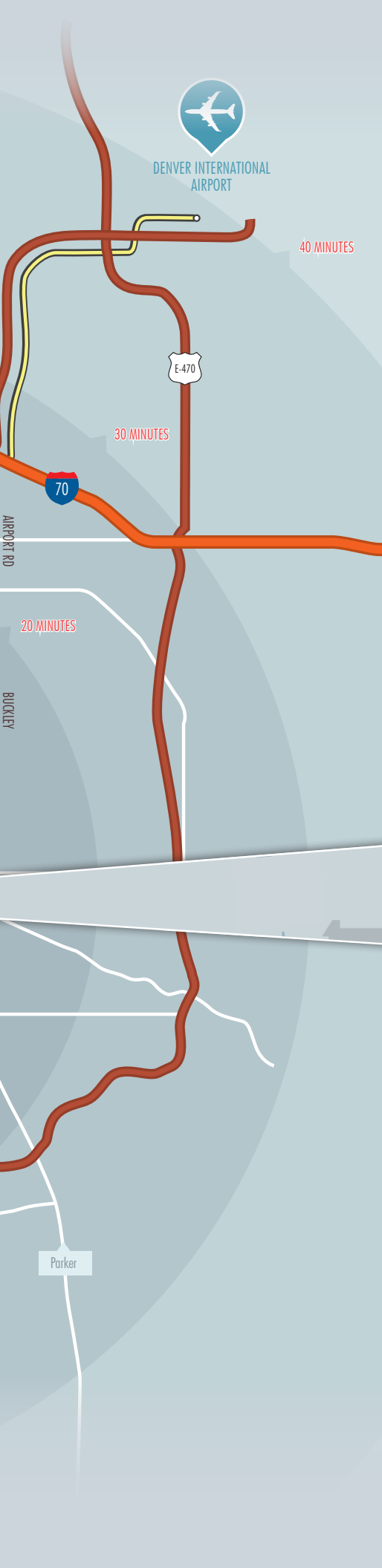
AMENITIES | VIEWS | PEOPLE | ACCESSIBILITY

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, 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







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.







7222

LAYTON



// 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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