

TWO DTC

5290 DTC PARKWAY, GREENWOOD VILLAGE, CO 80111

18,160 RSF | FOR LEASE



CUSHMAN & WAKEFIELD

nexgen properties



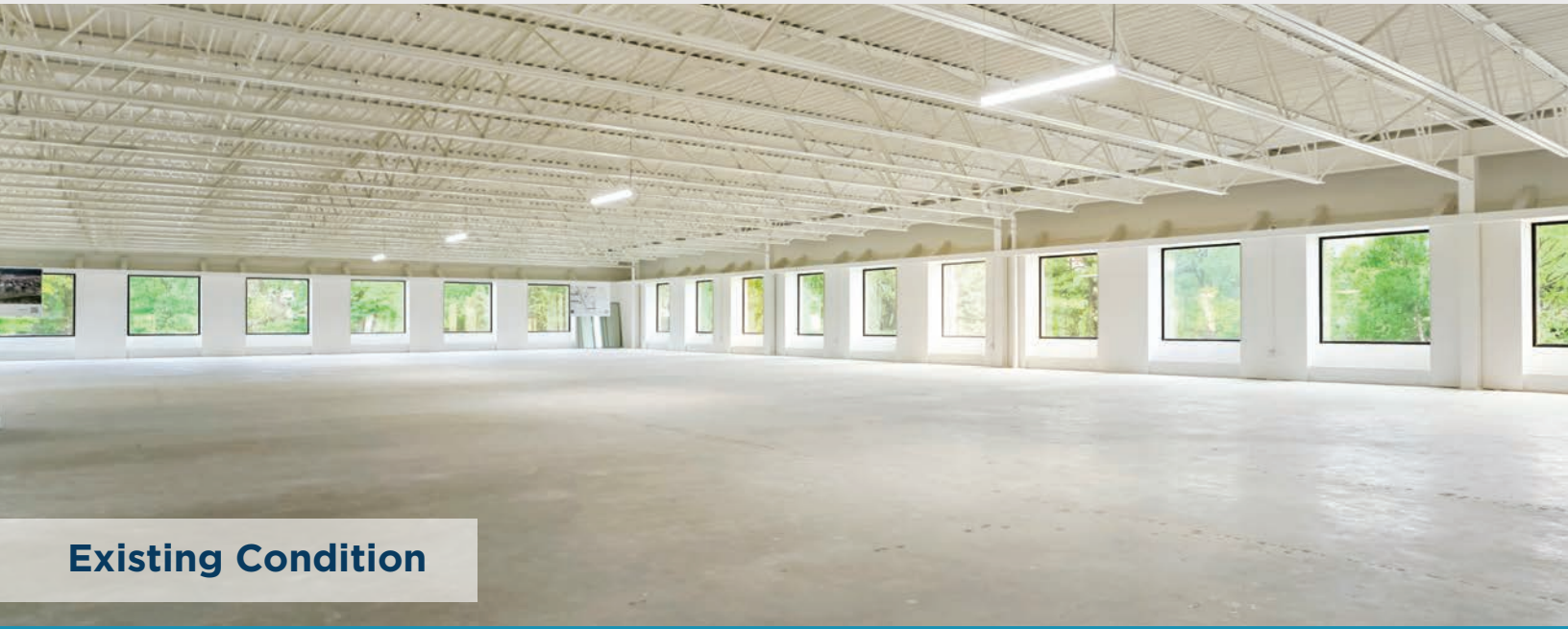
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About the Building

The office space at Two DTC is an 18,000 square foot, single story floor plate featuring Class A modern designs. The seamless integration of an efficient floor plate, exposed ceilings, a column-free layout, and oversized windows enhances the professional environment significantly.



Existing Condition

W. RYAN STOUT
+1 303 813 6448
ryan.stout@cushwake.com

ZACH T. WILLIAMS
+1 303 813 6474
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BRIAN HUTT
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OWNERSHIP STRENGTH. TENANT CONFIDENCE.

A Stable Foundation.

Backed by debt-free ownership and strong capital resources, this Southeast Suburban Denver property offers the financial stability today's tenants value. With no lender involvement, ownership maintains full control over decision-making and can respond quickly to tenant needs and market opportunities.

DEBT-FREE OWNERSHIP

No lender approvals or financing constraints impacting property decisions.

CAPITAL READY

Resources are available to fund tenant improvements, leasing incentives, and ongoing building investments.

LONG-TERM COMMITMENT

A financially strong ownership structure focused on maintaining a high-quality tenant experience.

Adjacent to I-25 and within close proximity to I-225, providing quick and easy access.

Prime location along the Belleview Corridor just minutes away from a plethora of restaurants, retail, fitness, and hotel accommodations.

No surface was left untouched; recent renovations include modern exterior landscaping, spa-like restrooms, new energy efficient windows, state-of-the-art security/connectivity, and more.

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PROPERTY HIGHLIGHTS/DESCRIPTIONS

BUILDING SIZE
32,616 RSF

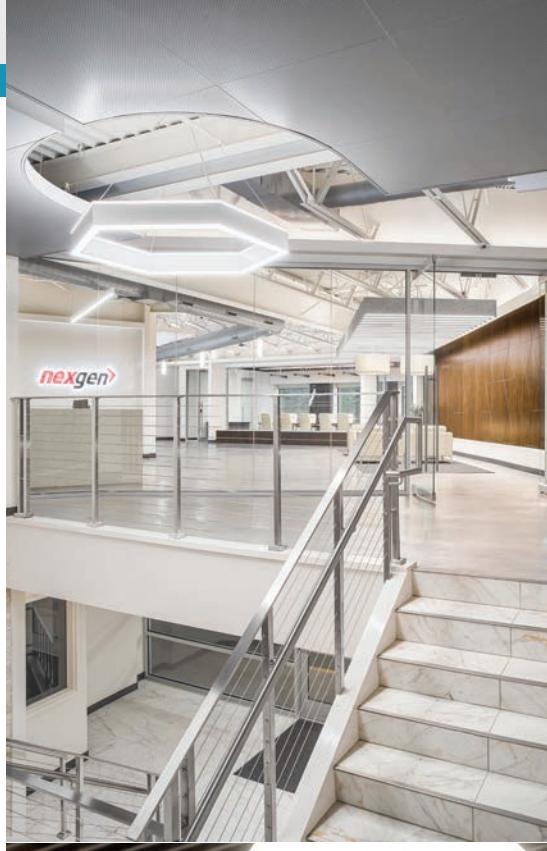
AVAILABLE SIZE
18,160 RSF

SITE SIZE
2.7536 Acres

YEAR BUILT / RENOVATED
1970 / 2023

PARKING RATIO
4.02/1000 (131 Total Parking Spaces)
67 Covered/Reserved Spaces $75.00/month
Available Directly Beneath the Space
51 Surface Spaces - Free Ample Visitor Parking

- **All New HVAC**
- **New Roof**
- **New Plumbing Throughout**
- **Fully Renovated Common Rooms, Restrooms, and Landscaping**



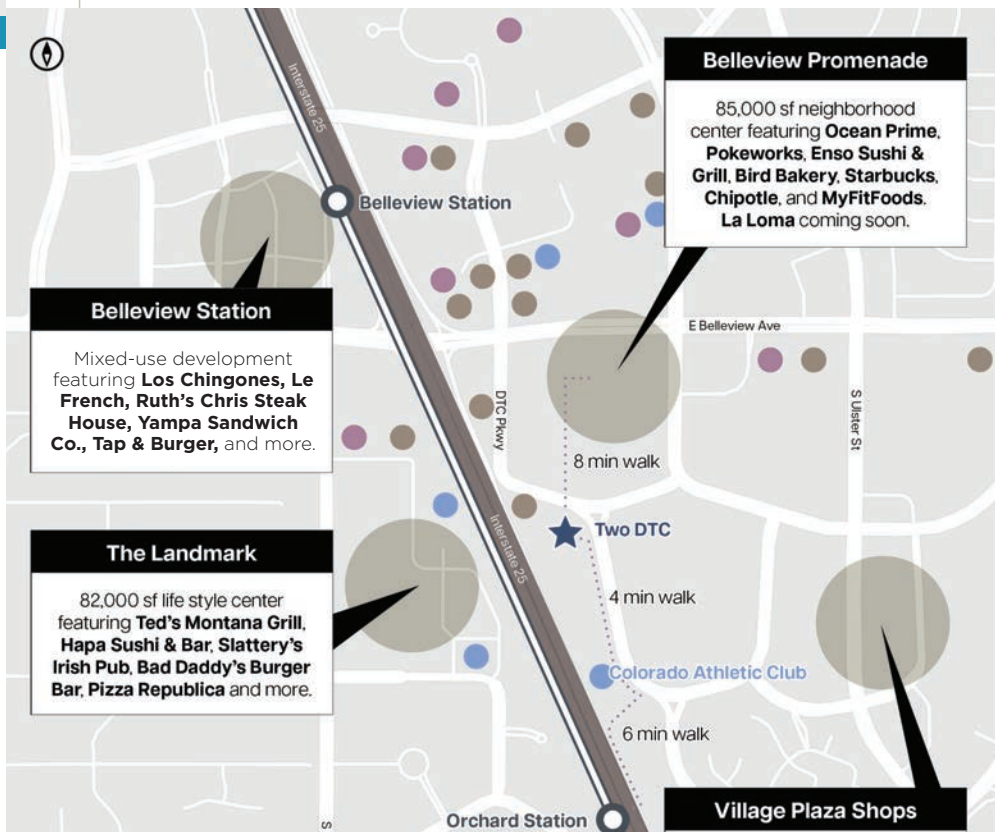


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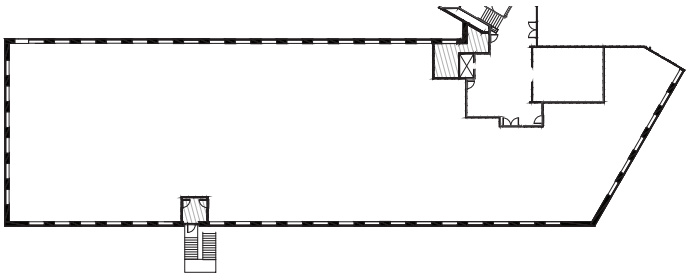
RICH IN AMENITIES

There are no shortage of amenities surrounding Two DTC. Many are accessible via a short walk or drive.

FLOOR PLANS

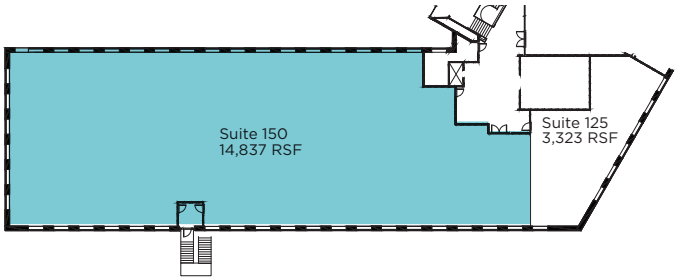
Existing Layout

18,160 RSF



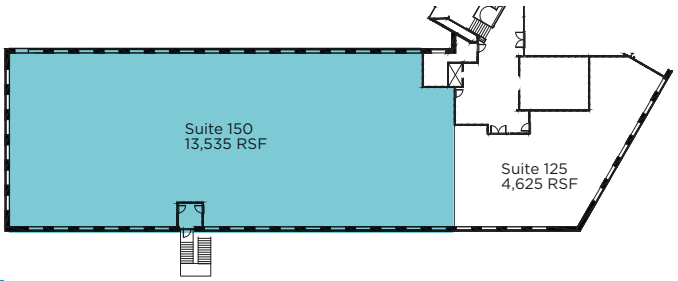
Demising Plan

Hypothetical Option 1



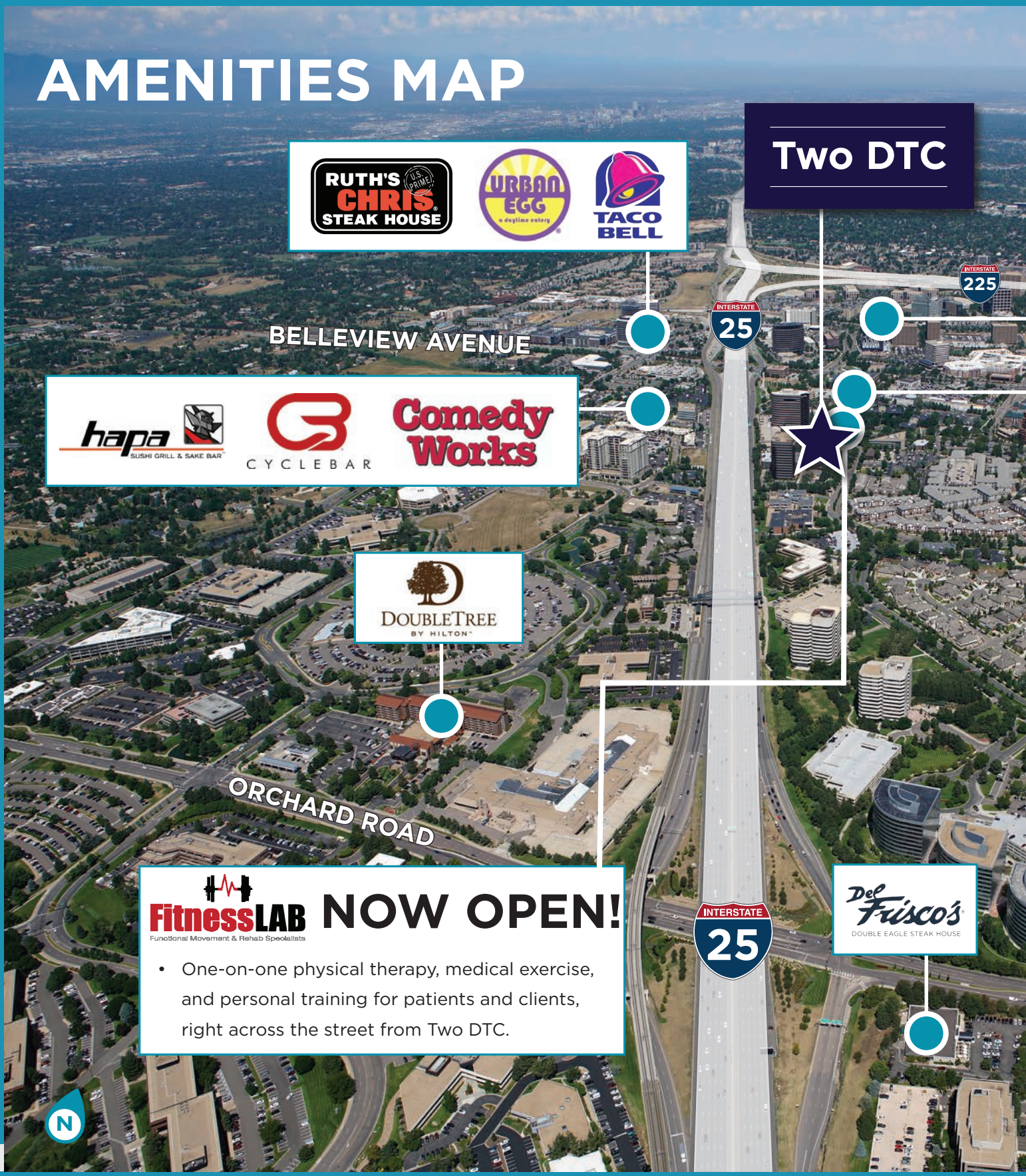
Demising Plan

Hypothetical Option 2



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AMENITIES MAP



FitnessLAB
Functional Movement & Rehab Specialists

NOW OPEN!

- One-on-one physical therapy, medical exercise, and personal training for patients and clients, right across the street from Two DTC.

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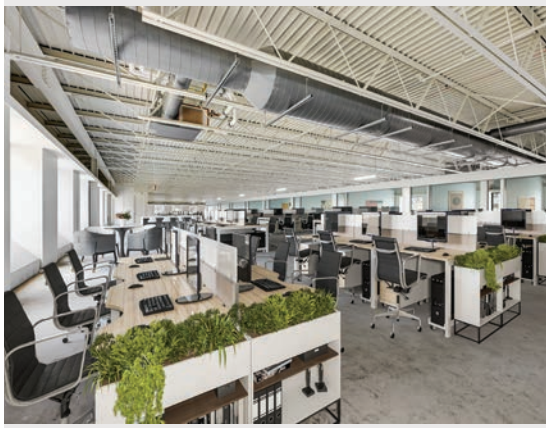
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WHAT IT COULD BE!!



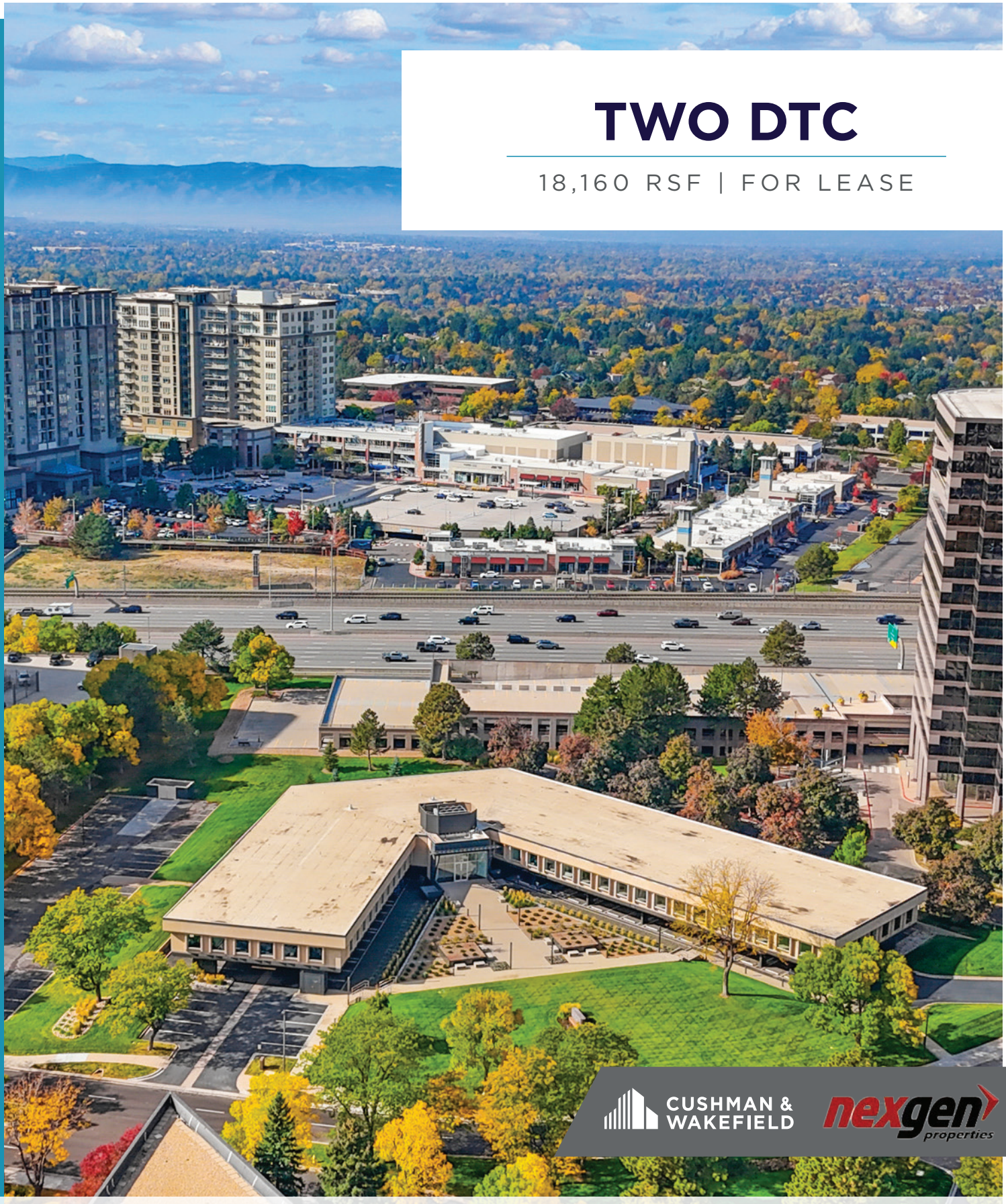




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