



# TWO DTC

5290 DTC PARKWAY, GREENWOOD VILLAGE, CO 80111

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18,160 RSF | FOR LEASE



**nexgen**  
properties

CUSHMAN &  
WAKEFIELD

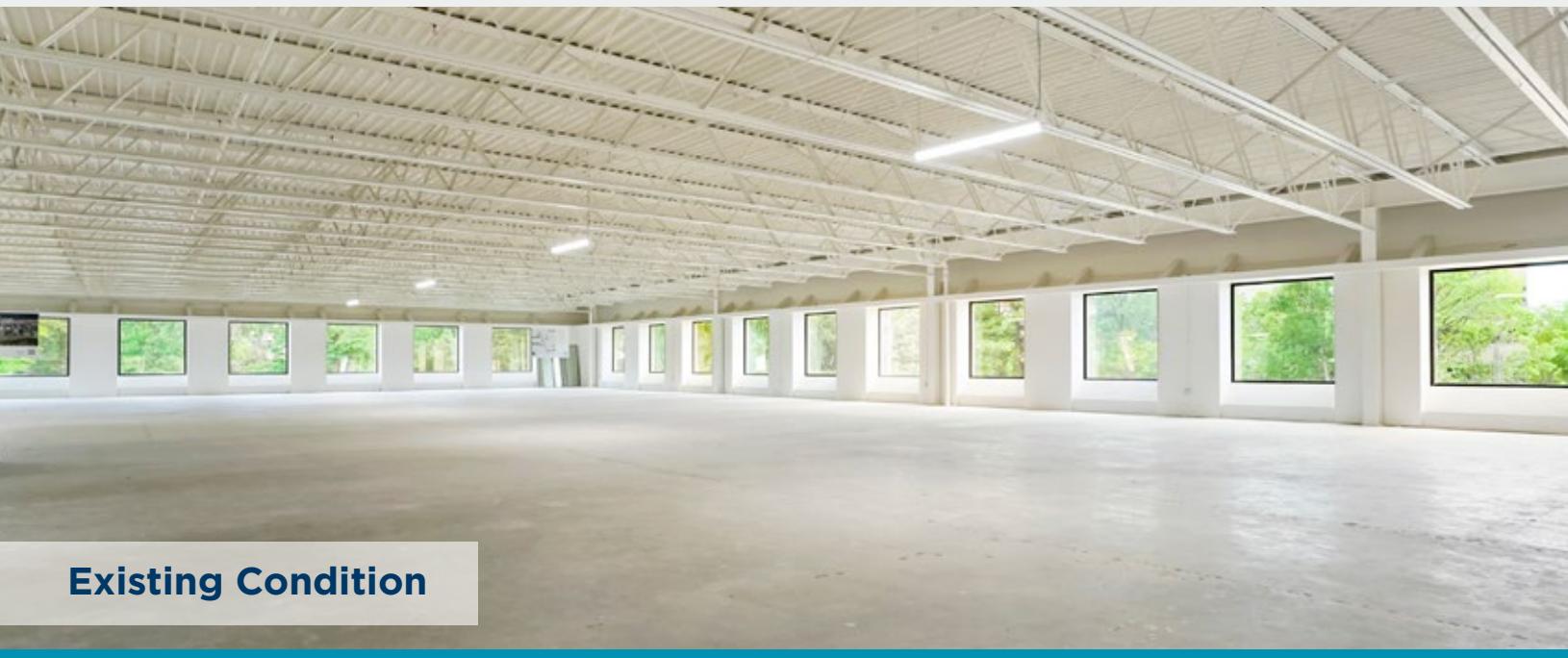
# TWO DTC

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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

### NATE J. BRADLEY

Managing Director  
+1 303 813 6444  
nate.bradley@cushwake.com

### ZACH T. WILLIAMS

Director  
+1 303 813 6474  
zach.williams@cushwake.com

### W. RYAN STOUT

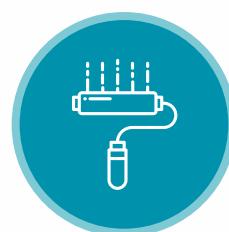
Managing Director  
+1 303 813 6448  
ryan.stout@cushwake.com



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



Prime location along the Bellevue 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.

# 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)

Covered Available Directly Beneath the Space



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

**Existing Condition**

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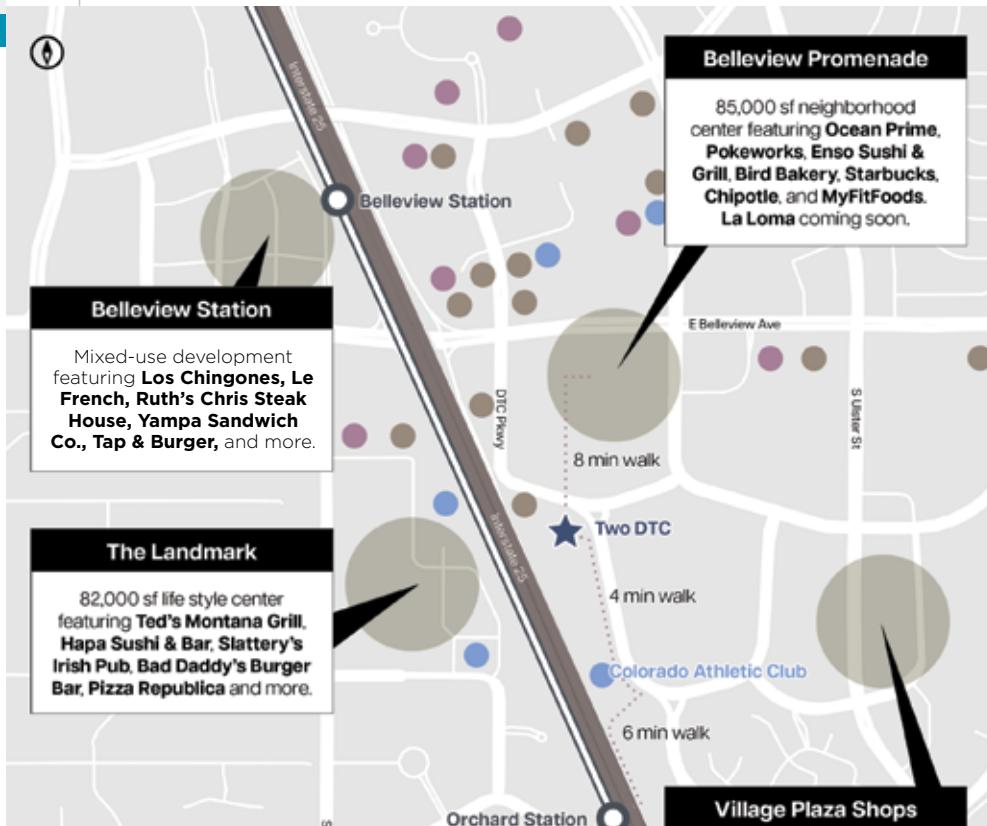
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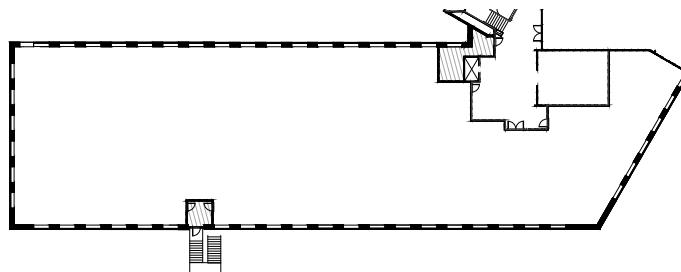
## RICH IN AMENITIES

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

# FLOOR PLANS

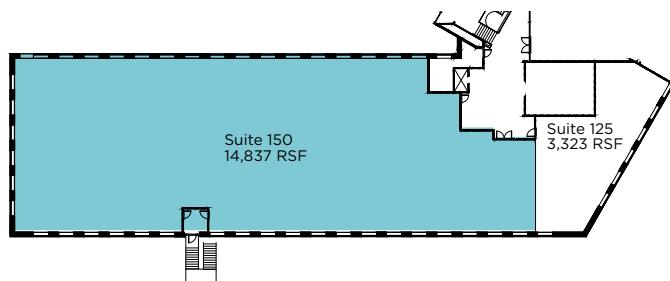
Existing Layout

18,160 RSF



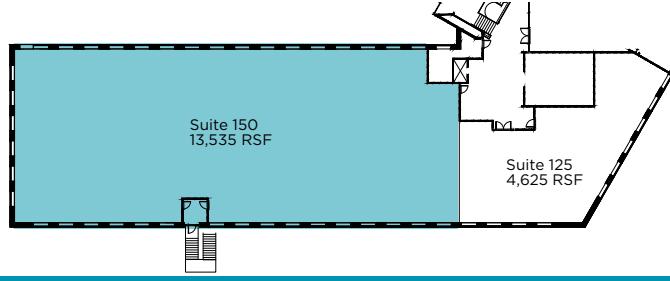
Demising Plan

Hypothetical Option 1

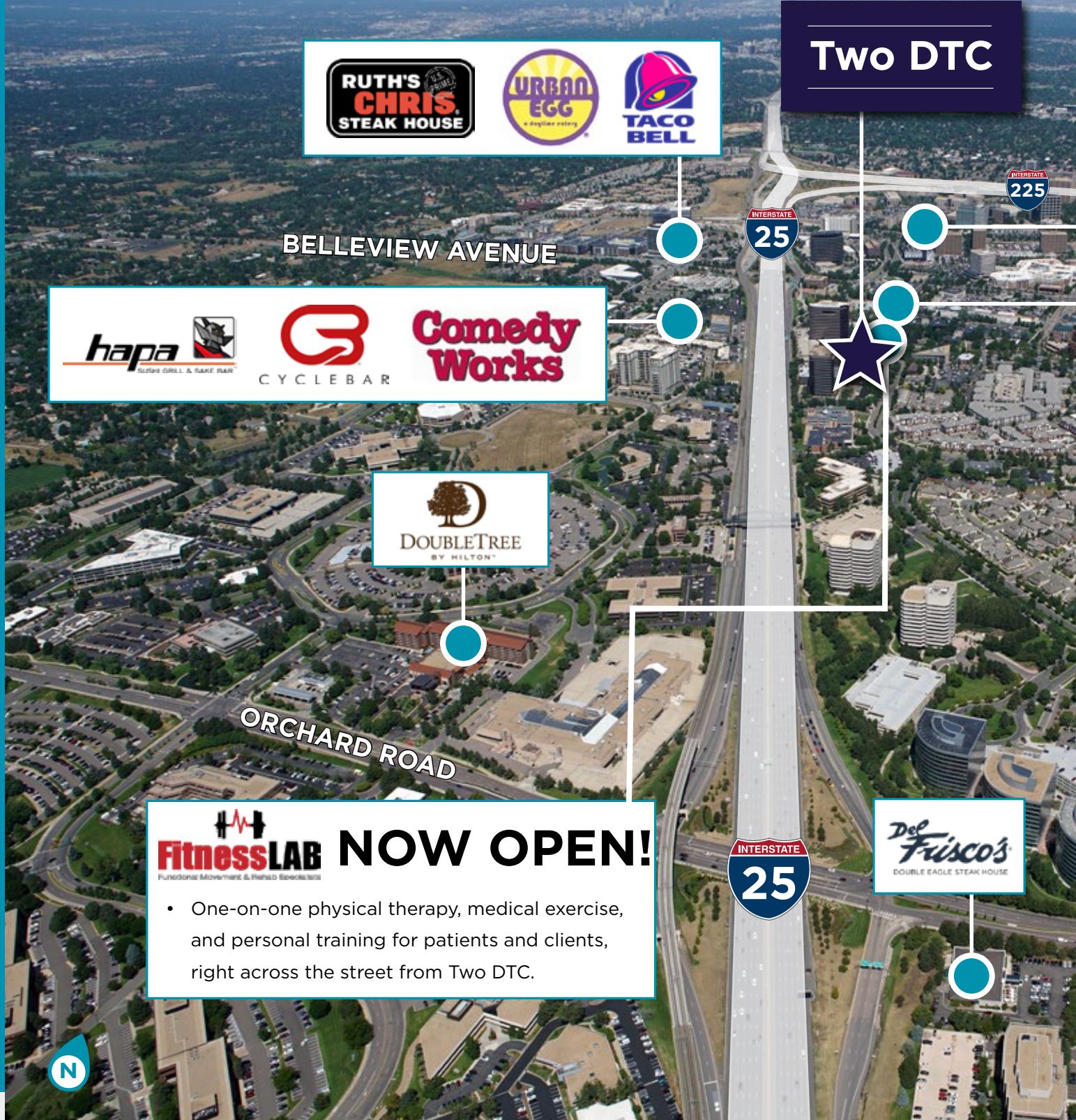


Demising Plan

Hypothetical Option 2



# AMENITIES MAP



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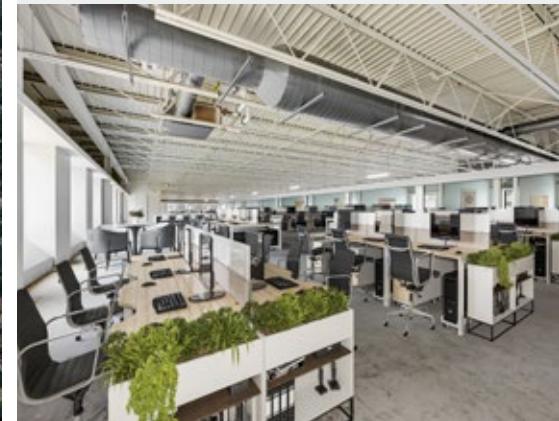
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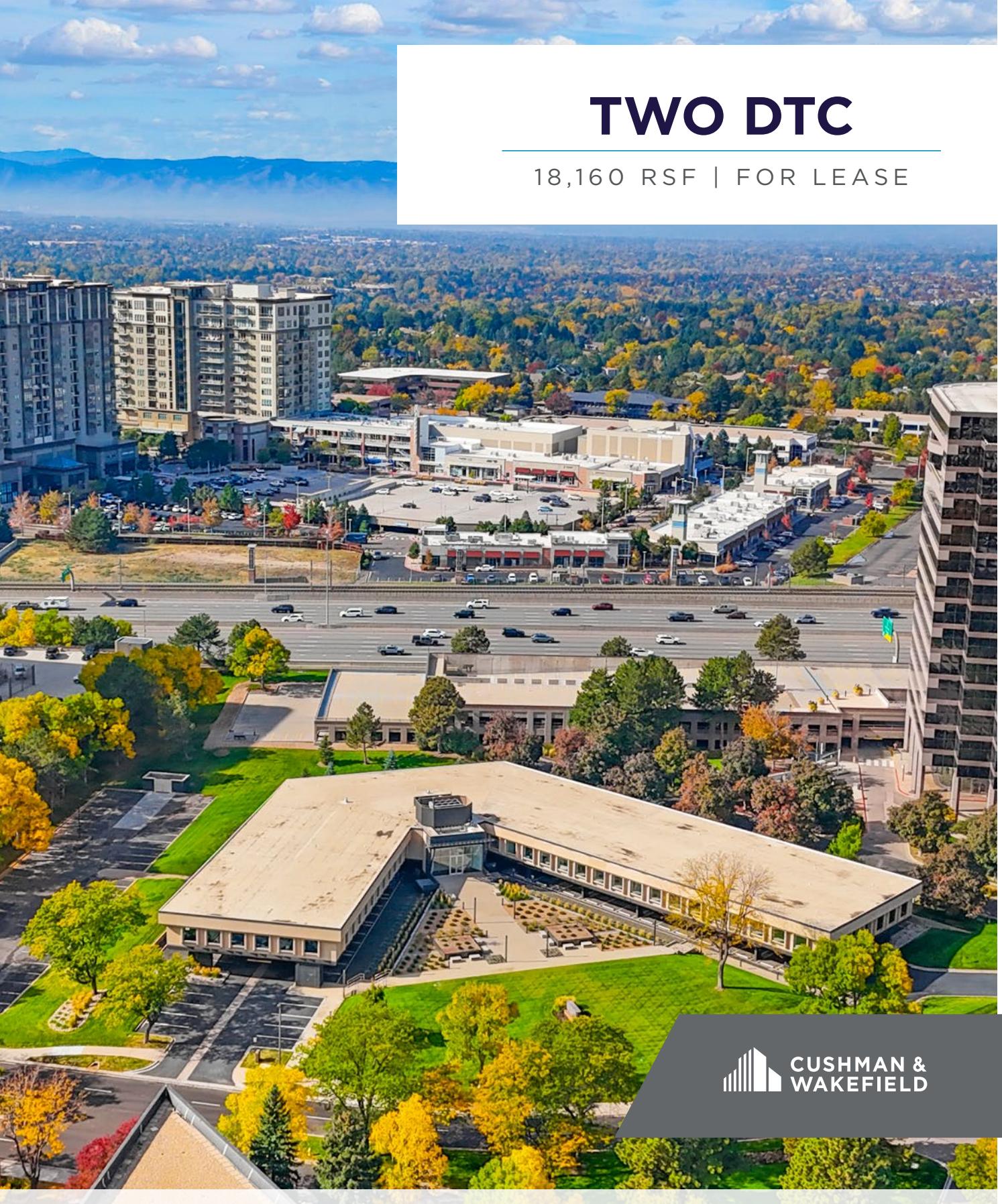
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# WHAT IT COULD BE!!





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