

# TWO DTC

5290 DTC PARKWAY, GREENWOOD VILLAGE, CO 80111

18,160 RSF | FOR LEASE



**nexgen**  
properties

**CUSHMAN &  
WAKEFIELD**

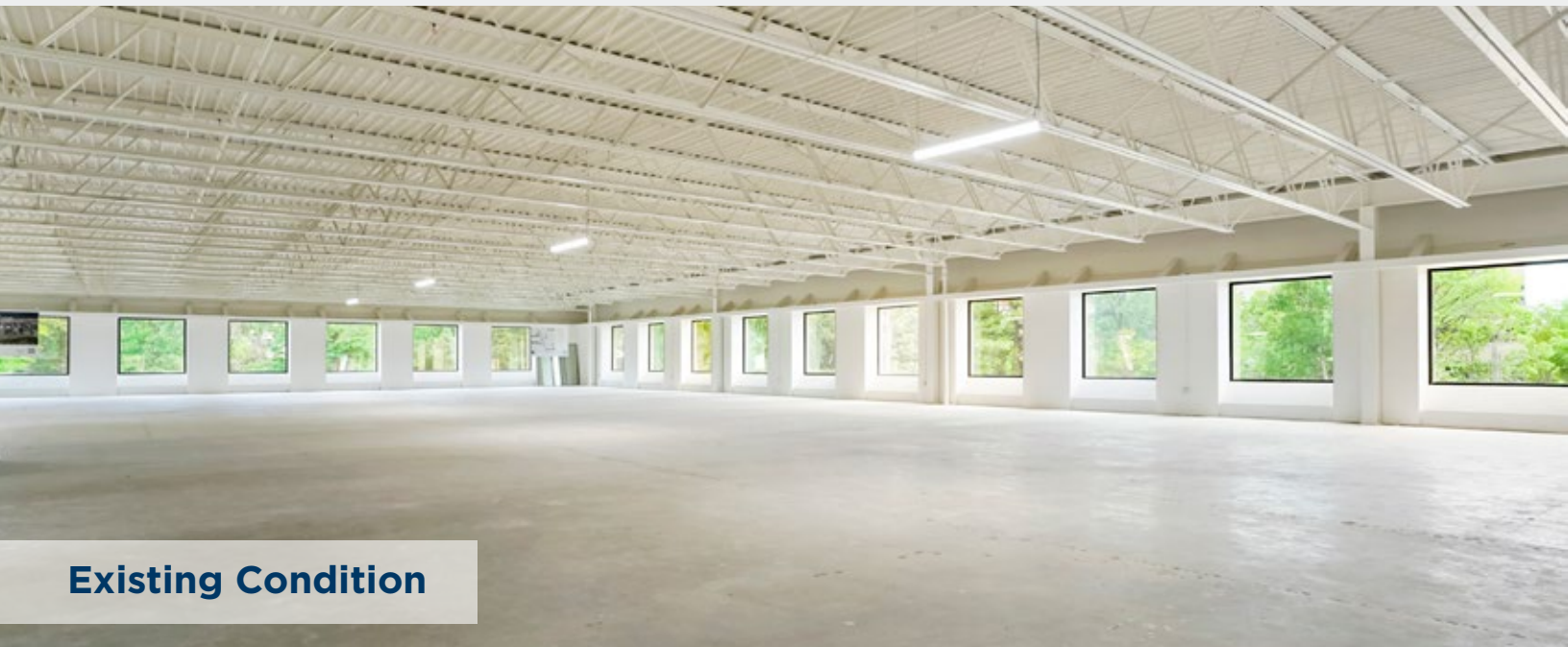


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## About the Building

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  
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### W. RYAN STOUT

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



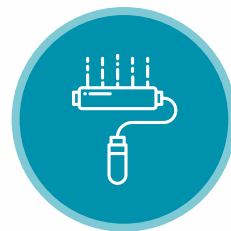
Adjacent to I-25 and within close proximity to I-225, providing quick and easy access.

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

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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

## NATE J. BRADLEY

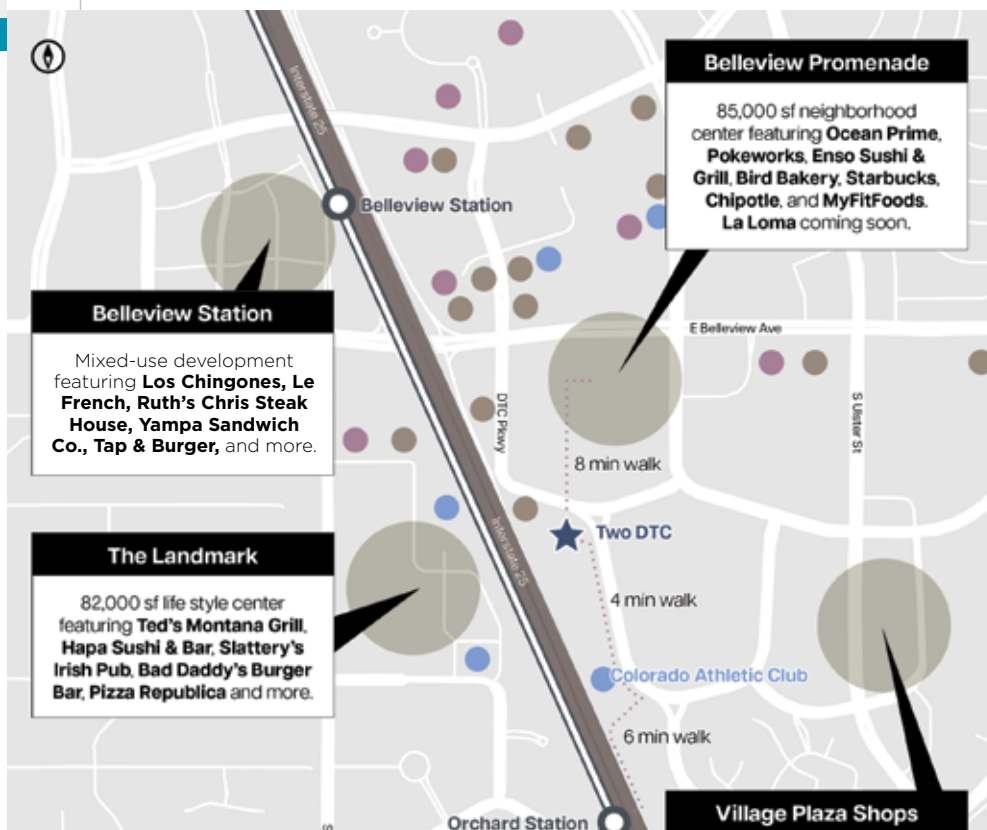
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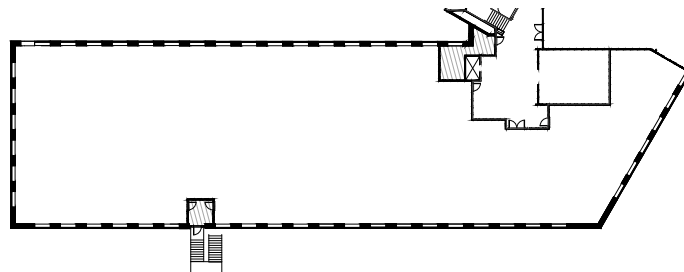
## RICH IN AMENITIES

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

# FLOOR PLANS

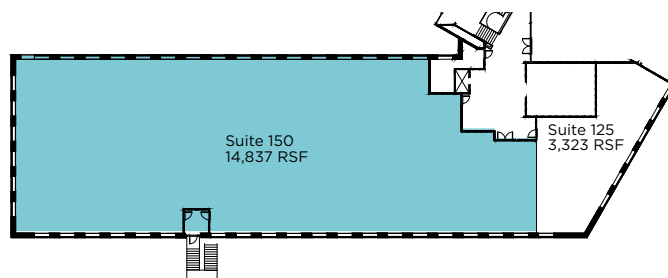
Existing Layout

18,160 RSF



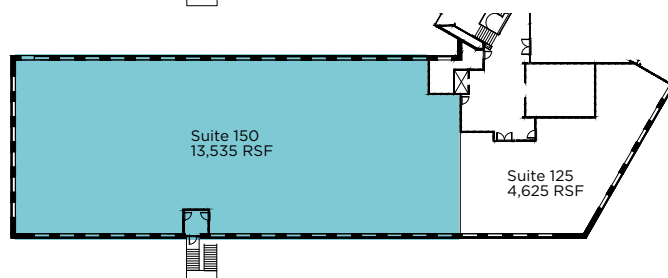
Demising Plan

Hypothetical Option 1



Demising Plan

Hypothetical Option 2





# AMENITIES MAP



Two DTC

BELLEVUE AVENUE



ORCHARD ROAD



**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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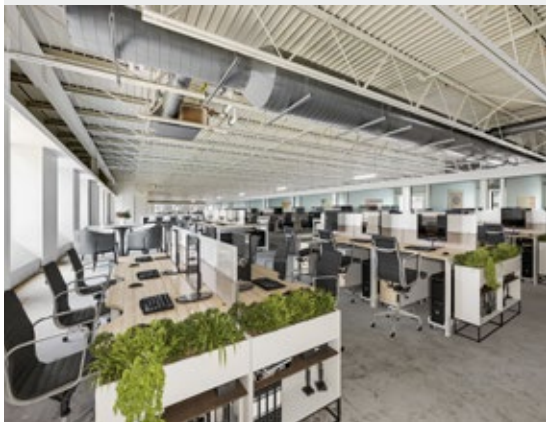
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# WHAT IT COULD BE!!





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