

→ DTC ←  
**PROMENADE**

7935 & 7995 E. PRENTICE AVENUE, ENGLEWOOD



→ NEW SPEC SUITES COMING FROM 1,900 - 9,000 RSF ←



# DTC PROMENADE

7935 & 7995 E. PRENTICE AVENUE, ENGLEWOOD



## PROPERTY HIGHLIGHTS

Spec suites under construction

- Prime Denver Tech Center location with Starbucks and other restaurants within walking distance
- Abundant free surface parking
- Nine-acre landscaped courtyard with a pond and outdoor seating
- Easy vehicular access from Belleview and I-25

- New ownership, Melcor REIT, is well capitalized, broker-friendly and energized to make deals
- On-site property management
- Common area balconies on floors 2-4
- Complimentary building conference room for up to 25 people
- Convenient visitor parking on Prentice Avenue and behind both buildings

Owned and managed by:  
**MELCOR**



## PROPERTY FEATURES

**Address** East Building  
7995 E. Prentice Avenue  
Englewood, Colorado 80111

West Building  
7935 E. Prentice Avenue  
Englewood, Colorado 80111

**Number of Floors** 4

**Parking Ratio** 3.5 : 1,000 SF



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WITHIN WALKING DISTANCE TO BELLEVUE PROMENADE AND DTC VILLAGE PLAZA



- BELLEVUE PROMENADE**
- Noodles & Company
  - KeyBank
  - At The Beach
  - Chipotle
  - Starbucks
  - BaRa Sushi
  - Pancake House
  - Larkburger
  - Il Fornaio
  - Wells Fargo
  - Bar Louie
  - Maria Empanada

- DTC VILLAGE PLAZA**
- Jason's Deli
  - Delectable Egg
  - Floyd's
  - Illegal Pete's
  - The Tavern
  - Espresso Americano

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