

4555

AIRPORT WAY

Denver, CO 80239



Class A Office Building Available For Lease

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Denver's Premier HQ Opportunity

Discover 4555 Airport Way - a thoughtfully designed; state-of-the-art office building conveniently located in the Denver metro area. With ample amenities, incredible views and floor to ceiling windows, this space offers tenants more than just a workplace. Highly accessible and located in the rapidly growing Denver area, 4555 Airport Way is the ideal headquarters location.



LEED Silver Certified Building



State-of-the-art design



Incredible views



Highly accessible area with ample amenities nearby



86,738 RSF
RBA

36
Carport Spaces

4
Stories

3.82/1,000 SF
Parking
442 Spaces

3
Elevators

2nd - 3rd Floor
Ceiling Height
16" Finished

1st Floor
Ceiling Height
13" Finished

A
Class

2008
Year Built

21,685 SF
Typical Floor

1st Floor - 26,458 RSF
2nd Floor - 20,079 RSF
3rd Floor - 20,101 RSF
4th Floor - 20,100 RSF



Amenities

4555 Airport Way's numerous on-site amenities are designed to enhance tenant wellbeing, with ample space to meet, collaborate, and unwind.



Fitness Center



Outdoor Plaza





Employee
Dining Center



Conference
Facility



Roof Top Patio
Dedicated to
2nd floor



Back Up
Generator



Location is Everything

At 4555 Airport Way, tenants will benefit from working in an amenity-rich area with a growing community. This prime location offers an ideal setting for businesses to thrive.



Conveniently nearby amenities on 40th



Proximity to Light Rail



15 min drive from DIA (9.7 miles)



13 min from Gaylord Hotel (5.7 miles)



22 min from Downtown Denver (14.6 miles)



Denver Int. Airport



205,517

Current Population
in a 5 Mile Radius

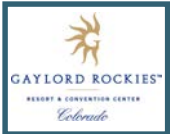
7.2%

Population Growth in Next 5
Years (More Than 5% Higher
than the Nation Average)

51.5%

Have a College
Education or Higher

2.25
miles



1. Mtn Pass Sports Bar
2. Pinyons @ Gaylord Rockies
3. Old Hickory
4. Monte Jade



Pena Blvd



FIVE GUYS



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