

CENTERPARK

A WESTFIELD PROJECT

4900, 5000 & 5050 Osage Street, Denver, CO

22,950 SF & 30,000 SF Available
For Lease

DOWNTOWN DENVER

Building B
4900 OSAGE STREET

Building C
5000 OSAGE STREET

Building D
5050 OSAGE STREET





PROPERTY HIGHLIGHTS



Located within minutes to Denver's Central Business District, 16 minutes to Denver International Airport and 14 minutes to the Denver Tech Center, Centerpark is truly Central with no location in the metro area more than 20 miles away. I-70 and I-25 are two of the most highly traveled interstates in the State of Colorado.



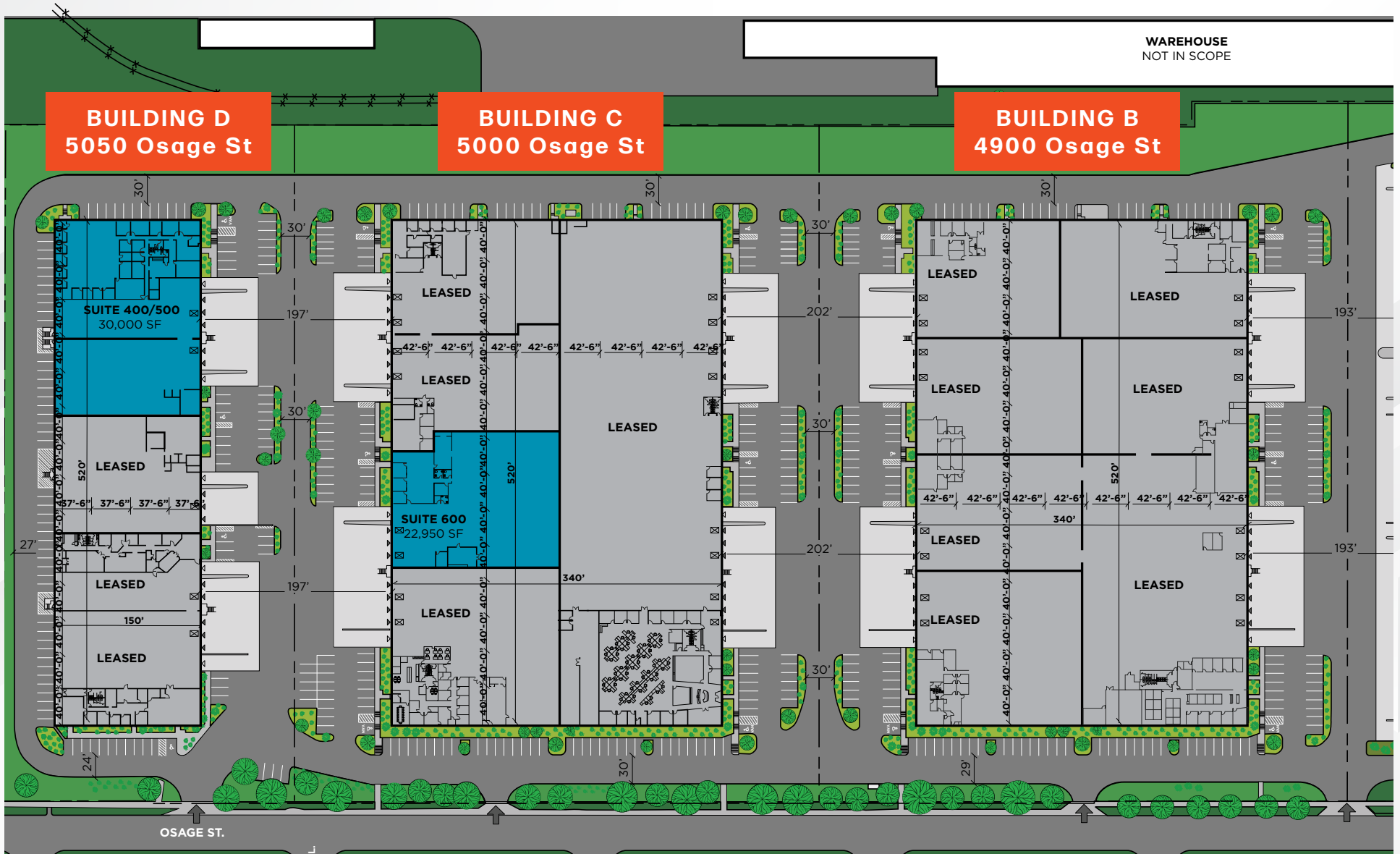
Outstanding identity, exposure, and access to a well-qualified labor base and the entire metro area.



Conveniently located in an Enterprise Zone.



SITE PLAN



SITE PLAN

5000 Osage Street, Denver, CO
Building C | Suite 600



Total SF
±22,950

Office SF
±4,075 (does not include 792 SF
breakroom and warehouse office)

Warehouse SF
±18,875

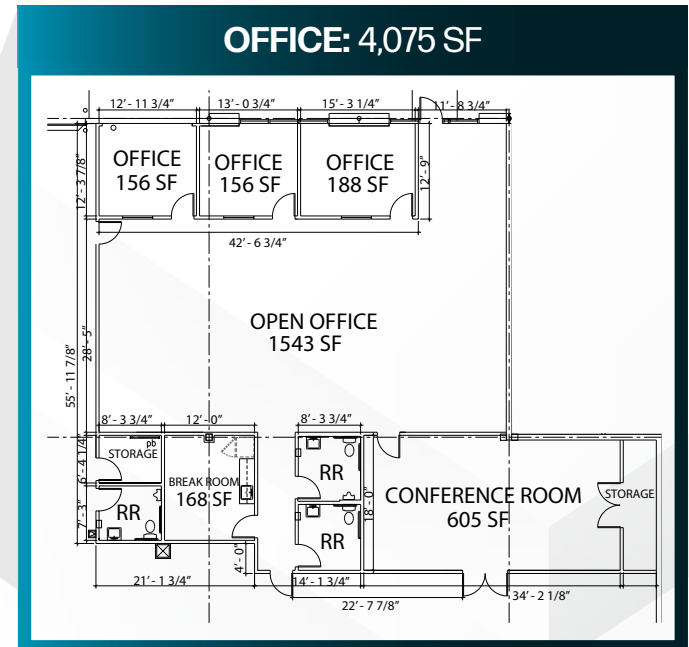
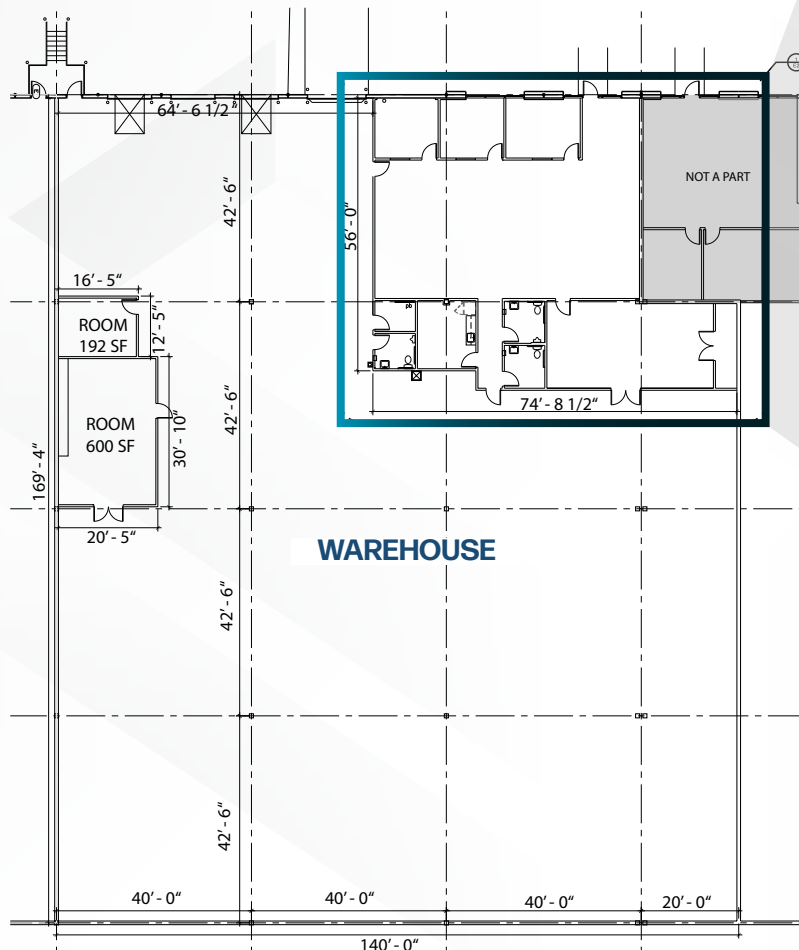
Clear Height
30'

Fire Suppression
ESFR

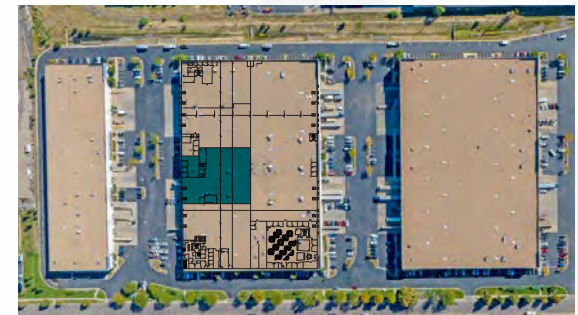
Loading
3 Docks (2 pit levelers)

Drive-ins
1 Drive-In Door

Parking
11 Stalls



KEY PLAN:



SITE PLAN

5050 Osage Street, Denver, CO
Building D | Suite 400/500



Option A | Suite 400/500
Total SF: ±30,000 SF
Office SF: ±11,764 SF
Warehouse SF: ±18,236 SF

Option B | Suite 500
Total SF: ±18,000 SF
Office SF: ±11,049 SF
Warehouse SF: ±6,951 SF

Option C | Suite 400
Total SF: ±12,000 SF
Office SF: ±715 SF
Warehouse SF: ±11,285 SF

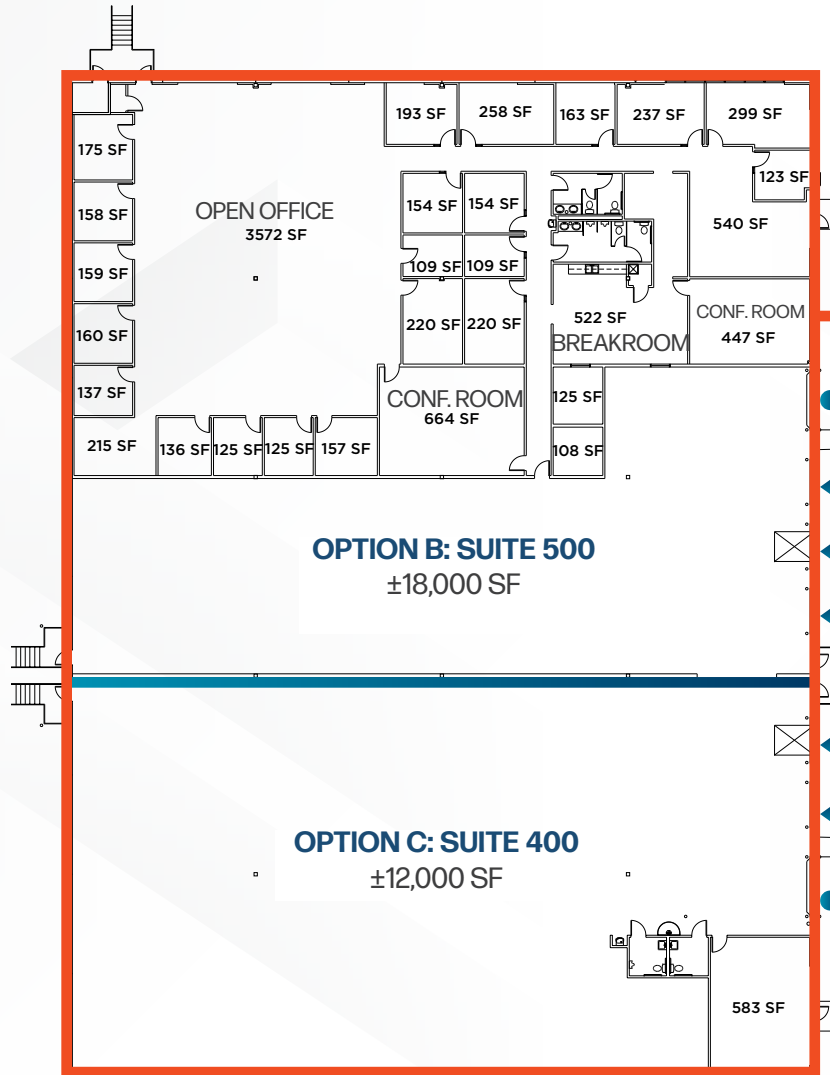
Clear Height
24'

Fire Suppression
ESFR

Loading
5 Docks

Drive-ins
2 Drive-in Doors

Parking
52 Stalls



OPTION A: SUITE 400/500
±30,000 SF

KEY PLAN:



◀ DOCK HIGH
● DRIVE-IN

CORPORATE NEIGHBORS AND DEMOGRAPHICS

DEMOGRAPHICS

	Within 3 Miles	Within 5	Within 7
Population	150,587	432,077	816,769
Households	73,225	202,949	357,559
Average HH Income	\$133,655	\$114,883	\$117,841
Daytime Population	234,111	581,945	947,721
Total Businesses	11,086	24,679	39,059



POPULATION DENSITY

2022 POPULATION DENSITY

YOU CAN REACH 2.5M PEOPLE
WITHIN A 30 MINUTE DRIVE

CENTERPARK

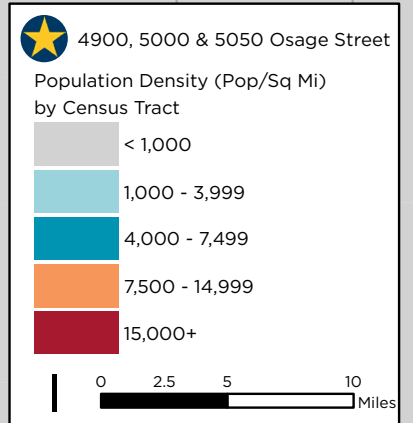
30 MINUTES
TOTAL POP | 2,578,268

15 MINUTES
TOTAL POP | 735,733

DEMOGRAPHICS WITHIN 15 & 30 MIN

	15 MIN	30 MIN
Total Pop	735,733	2,578,268
Pop Ages 20 - 34	187,225 33%	576,130 22.7%
Median HH Income	\$78,131	\$86,358
Median Age	36.9	37.3
Pct. Highly Edu.*	40.7% 210,570	45.7% 791,789

*Percent derived from total pop 25+ and includes those with a Bachelor's Degree and higher



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AARON VALDEZ, SIOR
Executive Director
+1 303 819 7333
aaron.valdez@cushwake.com

ALEC RHODES, SIOR
Executive Director
+1 303 312 4282
alec.rhodes@cushwake.com

TYLER SMITH, SIOR, CCIM
Executive Director
+1 303 312 4296
t.smith@cushwake.com



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