



JEFFERSON CORPORATE CENTER



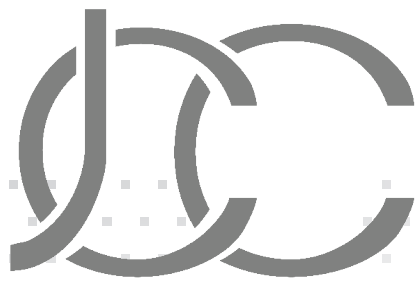
10901 WEST TOLLER DRIVE, LITTLETON, CO 80127

W. Ryan Stout  
303.813.6448  
ryan.stout@cushwake.com

Zachary T. Williams  
303.813.6474  
zach.williams@cushwake.com

Caitlin I. Ellenson  
303.312.1914  
caitlin.ellenson@cushwake.com





JEFFERSON CORPORATE CENTER

## BUILDING FEATURES:

**RBA:** 69,835 SF

**STORIES:** 3 Stories

**YEAR BUILT:** 2000

**PARKING:** 4.5 : 1,000

Free Surface Parking

### BUILDING

### HIGHLIGHTS:

- 5.2 Acre Lot in Beautiful Foothills
- Incredible Mountain Views
- 9' Ceiling Height Throughout
- Unmatched Access to Biking Trails, Running and other Outdoor Activities
- Over 25,000 SF of Spec Suites Under Construction!
- New State-of-the-Art HVAC Controls

## NEW BUILDING AMENITIES:

- Fitness Center
- Training Room
- Showers + Lockers
- Bike Wash Station
- Secured Bike Storage
- EV Charging Stations
- Tenant Lounge
- Outdoor Tenant Patio
- New State-of-the-Art Building & Suite Entry System by Velocity!



SECURED BIKE STORAGE



FITNESS CENTER



TENANT LOUNGE



TENANT LOUNGE



BIKE WASH STATION



TRAINING ROOM

# ALL THE AMENITIES



## AREA AMENITIES

- Starbucks
- Chick-fil-A
- Qdoba
- Noodles & Company
- Chili's
- Texas Roadhouse
- Virgilio's Pizzeria & Wine Bar
- IHOP
- Chipotle Mexican Grill
- Arby's
- Burger King
- Village Inn
- Okinawa Sushi
- Coal Mine Dragon Cafe
- Subway
- Rox Bar & Grill
- Wendy's
- Subway
- Wendy's
- Holiday Inn Express
- TownPlace Suites
- Chatfield State Park
- Denver Botanic Gardens Chatfield Farms
- Deer Creek Golf Club
- Safeway
- PetSmart
- Kohls



Jefferson Corporate Center is just minutes away from Denver Botanical Gardens new \$40 million Chatfield Farms improvement project. The Chatfield Farm will feature a working farm, nature trails, welcome center, education gardens, plus grab-n-go food and drink options.

Phase one of the project is estimated to be completed January of 2025.

W. Ryan Stout  
303.813.6448  
ryan.stout@cushwake.com

Zachary T. Williams  
303.813.6474  
zach.williams@cushwake.com

Caitlin I. Ellenson  
303.813.6474  
caitlin.ellenson@cushwake.com

