



ONE DTC

5251 DTC PARKWAY,
GREENWOOD VILLAGE, CO 80111

 TRANSWESTERN®

 Principal®

Prime DTC Location & Access to I-25



AMENITIES

Conference Center



Café



Fitness Center



Outdoor Lounge

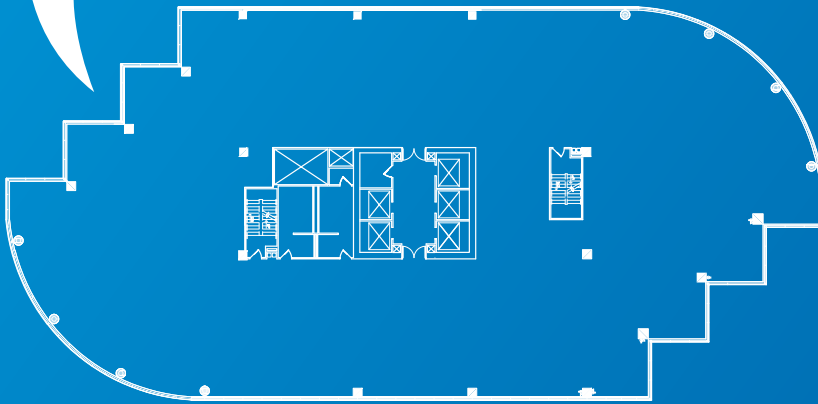


Mountain & Downtown Views



The unique design of the building allows for **mountain views** from about **80%** of each floor.

Typical Floorplan
18,692 SF



BUILDING OVERVIEW

Class

AA

Rent

\$33.50/SF FS Gross

Building Size

240,852 SF

2020 Est. Expenses

\$14.92/SF

Parking

3:1,000 SF



WALKING DISTANCE TO
NUMEROUS HOTELS,
RESTAURANTS
AND RETAIL

EASY ACCESS TO
I-25 AND I-225

RTD LIGHT RAIL ACCESS
VIA BELLEVUE &
ORCHARD STATIONS



DINING & RETAIL

- 1. Hyatt**
Root25 Taphouse & Kitchen
Starbucks
Opop
- 2. Shops at Denver Corporate Center**
India Tavern
Potbelly Sandwich Shop
Starbucks
- 3. Ulster Terrace**
Darcy's Bistro & Pub
Qdoba
Panera Bread
- 4. Shanahan's**
- 5. Snooze**
- 6. Wendy's**
- 7. Marina Square Shopping Center**
Great Northern Tavern Zane's Italian Bistro
Poke City Which Wich
Blue Ocean Asian Cuisine Baker Street Pub & Grill
Ready Fit Go
- 8. Pint Brothers**
- 9. Bellevue Station**
Ruth Chris Steak House Yampa Sandwich Co
Urban Egg Corvus Coffee
Sushi-Rama Los Chingones
Midici Ambli Global
Tap & Burger Taco Bell
Le French McDonald's
- 10. Bellevue Promenade**
Il Fornaio The Pancake House
Ocean Prime Noodles & Company
Starbucks Bara Sushi
Maria Empanada Fit Kitchen

- 11. Eddie V's**
- 12. Landmark**
Jing
Hapa Sushi
Yanni's Greek
Ted's Montana Grill
Bad Daddy's
Scissors & Scotch
Pizza Republica
Comedy Works
Early Bird
Slattery's Pub
- 13. Village Plaza**
Cuba Cuba
Burnt End BBQ
Illegal Pete's
Tavern Tech Center
Jason's Deli
The Delectable Egg
Lil' Ricci's

HOTELS

- 13. Hyatt Regency**
- 14. Hilton Garden**
- 15. Marriot**
- 16. Fairfield Inn & Suites**
- 17. Hampton Inn & Suites**
- 18. Hyatt Place**

PARKS

- 19. George Wallace Park**
- 20. Monaco Park**
- 21. Running Fox Park**
- 22. Westlands Park**



LEASING INFORMATION

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