



DENVER

**CORPORATE
CENTER II & III**

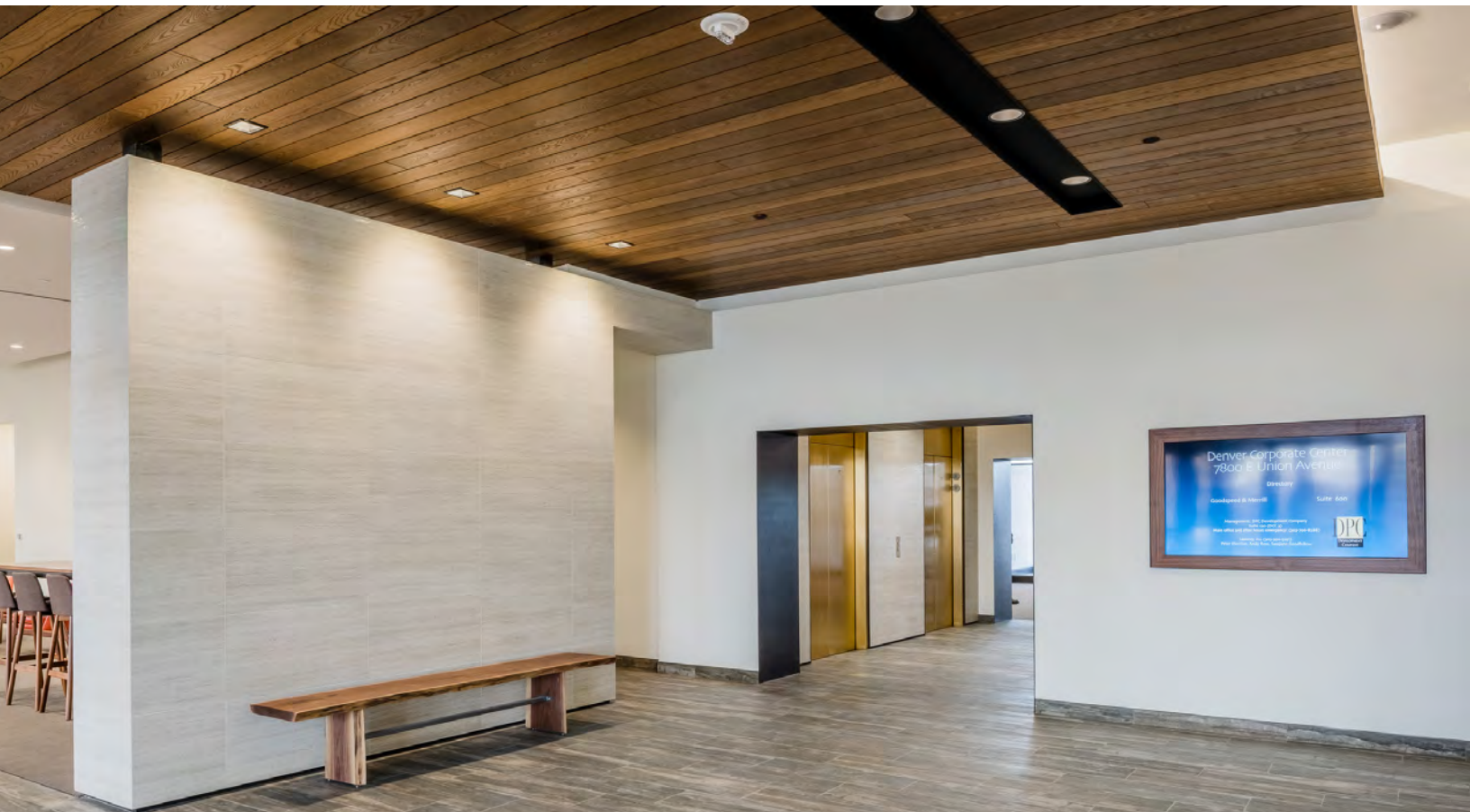
Centrally Located Class A Office Space



7800 & 7900 East Union Avenue • Denver, Colorado

Advanced Capital Improvements

Welcome to the Recently Renovated,



Can't Be Duplicated

Class A office buildings in the Southeast Suburban area



**NEW
Fitness Center**

State-of-the-art machines
Fitness On-Demand studio
Men's & Women's locker rooms
with showers



Get Fit



**NEW
Conference/
Training
Facility**

Half day:
\$150.00
Full day:
\$300.00

Get Together




Get It All

Building Information

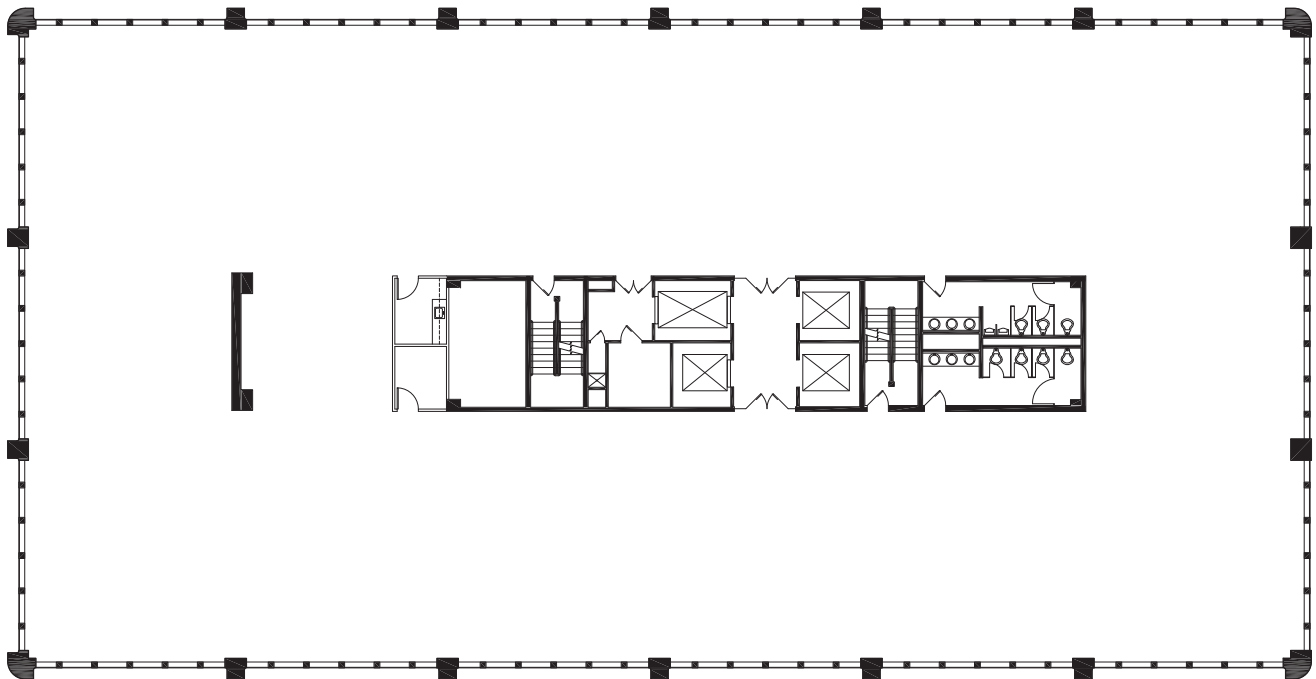
	Building 7800	Building 7900
Stories	11	11
Rentable Area	192,838 SF	187,685 SF
Constructed	1982	1982
Renovated	2017	2017
Parking	3.8 : 1,000 SF (30% covered)	3.8 : 1,000 SF (30% covered)

Building Features

- NEW lobby finishes
- NEW tenant lounge and gaming area
- NEW deli with catering services
- A desirable Denver address
- Light-rail walkability - 8 minutes
- Spectacular mountain views
- Multiple amenities within walking distance
- The project has both UPS and FedEx drop boxes
- EPA ENERGY STAR 2018 

Typical Floorplate

Building 7800 - 17,360 SF • Building 7900 - 17,059 SF



For leasing information, please contact

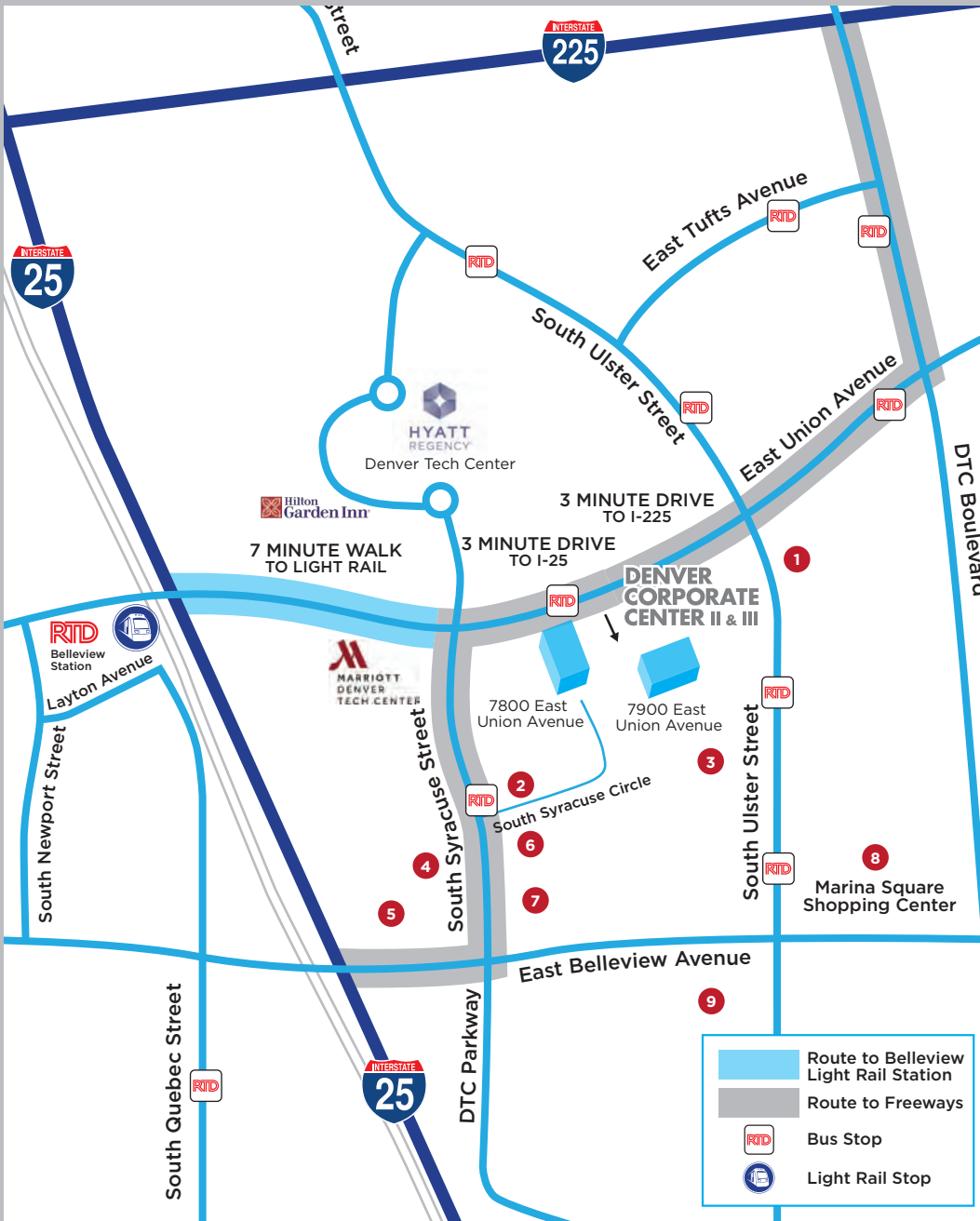
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Area Access & Amenities



Retail

1. McCormick & Schmick's Seafood & Steaks
2. Garcia's
3. Darcy's Bistro & Pub
Panera
Qdoba
Will Power Fitness
4. Woody Creek Bakery & Cafe
Caribou Coffee
5. Baker Street Pub & Grill
6. India Tavern
7. Wendy's
8. Fiocchi's Pizzeria & Bar
Genessee Coffee
Great Nothern
Shanahan's
Simply Salads
Poke City
Which Wich
9. Bar Louie
Chipotle
Cool River Cafe
Firehouse Subs
Il Fornaio
Larkburger
Starbucks

Denver Corporate Center II & III sits in the middle of the DTC just a few blocks from I-25 and East Bellevue Avenue and is located just minutes from the confluence of I-25 and I-225. This attractive location provides access throughout the entire southeast suburban submarket and connects some of the most affluent neighborhoods including Cherry Hills Village and Greenwood Village. Denver International Airport, the 5th busiest airport in the U.S., is less than 30 minutes from the front door of Denver Corporate Center II & III.

