

# REGENCY PLAZA

---

4643 S. ULSTER STREET



 **TRANSWESTERN**<sup>®</sup>

**CLASS A OFFICE SPACE AVAILABLE FOR LEASE**



The ultra-modern Regency Plaza is a pristine, Class A, glass office tower adjacent to the Hyatt Regency Hotel in the Denver Tech Center. The center's prime location on Denver's urban outskirts offers the luxury of doing business near the city, without the hassles of downtown traffic. With direct access to downtown and Denver International Airport, you and your guests are positioned to efficiently conduct business. You are in easy walking distance of the Belleview lightrail station, and there is a regional bus stop next to the building.

## BUILDING FEATURES

- Total building area is 319,967 SF
- Exceptional views, ample glass and window line
- Keycard security access system
- Parking ratio is 3:1,000, covered
- Adjacent to Hyatt DTC with numerous restaurants and amenities nearby
- Easy access from I-25 and I-225
- LEED® Silver Certified
- Adjacent to RTD regional bus hub; within walking distance of Belleview Light Rail station
- Strong long-term owner and on-site property management
- On-site fitness facility, showers and locker rooms, and Wild Sage café
- Fiber optic providers include Cbeyond, XO, Level 3, Cogent, and Comcast
- Common conference room available for a fee
- Numerous hotels and restaurants nearby



REMODELED LOBBY





## VIEWS FROM SUITE 1200



## AVAILABILITIES

**SUITE 230**

3,510 RSF

**SUITE 400**

22,328 RSF

**Available 09/01/18**

**SUITE 970**

3,245 RSF

**SUITE 1200**

5,387 RSF

**Northwest Views**





## CONTACT

DAVID SHAPIRO

303.407.1466

david.shapiro@transwestern.com

# REGENCY PLAZA

4643 S. ULSTER STREET

 **TRANSWESTERN**®

5251 DTC Parkway, Suite 1100  
Greenwood Village, CO 80111

Notice to prospective real estate tenants: Transwestern and its agents will be acting as agents of Landlord with the duty to represent Landlord's interests, and will not be your agent. Transwestern does not offer subagency to outside brokers. The information provided herein was obtained from sources believed reliable; however, Transwestern makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or withdrawal without notice. Copyright © 2018 Transwestern®.