

COLORADO CENTER



FOR LEASE

2000 SOUTH COLORADO BOULEVARD, DENVER, CO

- Class A, mixed-use development
- Immediate access to Light Rail at Colorado Station
- RTD bus transfer station serving four bus routes
- Great views of the front range
- Nearby amenities include 38 restaurants, numerous hotels, 4 health clubs, Cherry Creek Mall (3 miles), 4 supermarkets and multiple prestigious housing neighborhoods and apartment communities

**LINCOLN
PROPERTY
COMPANY**

Mark Homlish/Ted Coons
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COLORADO CENTER 2000 SOUTH COLORADO BLVD.

BUILDING OVERVIEW

- 3.5/1,000 SF parking ratio
- 9' finished ceilings with 2x2 recessed and acoustic ceiling tiles
- Men's and women's shower facilities
- Full height solid core doors
- 24/7 card key access to building, floors and parking
- Versatile floor plans
- Covered and VIP parking available
- Office and Retail space available
- New conference rooms for tenant use in early 2008



LIGHT RAIL ON SITE COLORADO STATION



AVAILABILITY

TOWER I

- Suite 1000 - 5,483 RSF (divisible)
- Suite 3700 - 3,255 RSF
- Suite 4500 - 7,643 RSF (divisible)
- Suite 10500 - 7,191 RSF
- Suite 10900 - 1,307 RSF

TOWER II

- Suite 2-205 - 1,539 RSF
- Suite 2-210 - 1,725 RSF
- Suite 2-215 - 2,323 RSF
- Suite 2-260 - 2,756 RSF
- Suite 2-440 - 2,855 RSF

ANNEX

- Suite 110 - 1,550 RSF
- Suite 120 - 1,765 RSF (sublease)
- Suite 240 - 7,084 RSF (divisible)
- Suite 310 - 4,051 RSF
- Suite 320 - 6,173 RSF (available 7/1/08)
- Suite 315 - 1,570 RSF
- Suite 420 - 2,359 RSF

RETAIL

6,903 SF

TOWER III (FEBRUARY 2010)

300,000 RSF

RETAIL (JUNE 2009)

50,000 SF

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