



# METROPOINT

ONE | TWO



**METROPOINT ONE**

4600 S ULSTER STREET | DENVER, CO 80237



**METROPOINT TWO**

4610 S ULSTER STREET | DENVER, CO 80237

KOELBEL

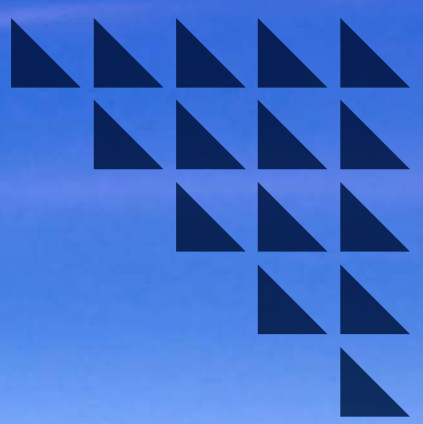
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Metropoint is at the intersection of innovation and productivity, centrally located minutes from everywhere that matters in the Denver Tech Center. Metropoint is meticulously crafted to cater to the discerning modern professional. Discover the advantages of having locally rooted, attentive ownership and management who profoundly understands your business demands and is unwaveringly committed to your prosperity.

*At Metropoint, your  
workday is nothing  
short of iconic.*

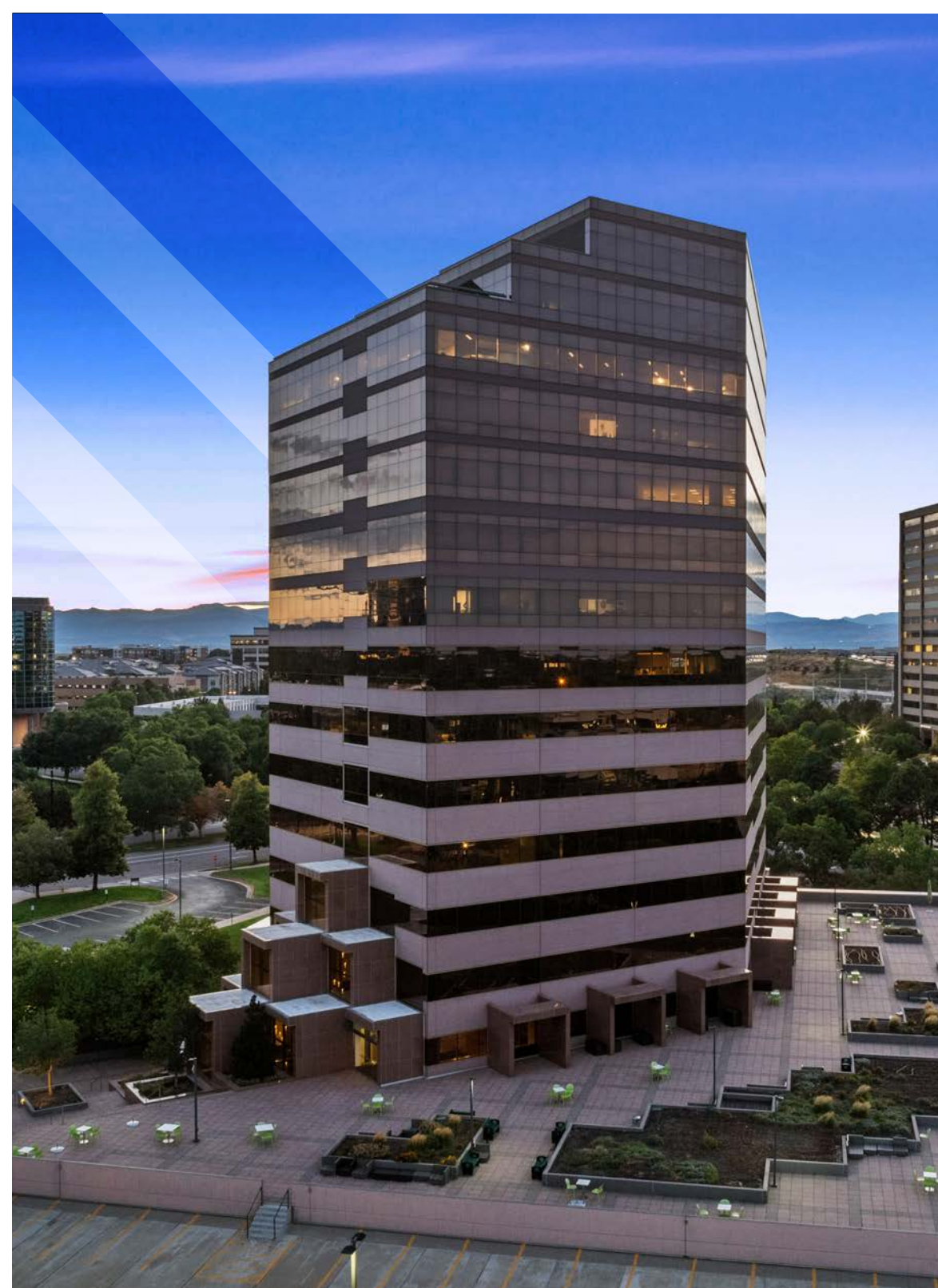


# Experience an inspiring workplace environment designed for *success*

## Featuring:

- Renovated lobby with media wall
- Brand new 80-person state-of-the-art conference center with Wi-Fi
- Updated tenant lounge with convenient grab-and-go food options
- A fitness center equipped with shower and locker facilities
- Metropoint Cafe operated by Alex's Deli
- The Tech Center's largest outdoor plaza, perfect for events and networking
- Market leading spec suites
- Breathtaking mountain views
- On-site RTD Bus Stop for easy commutes





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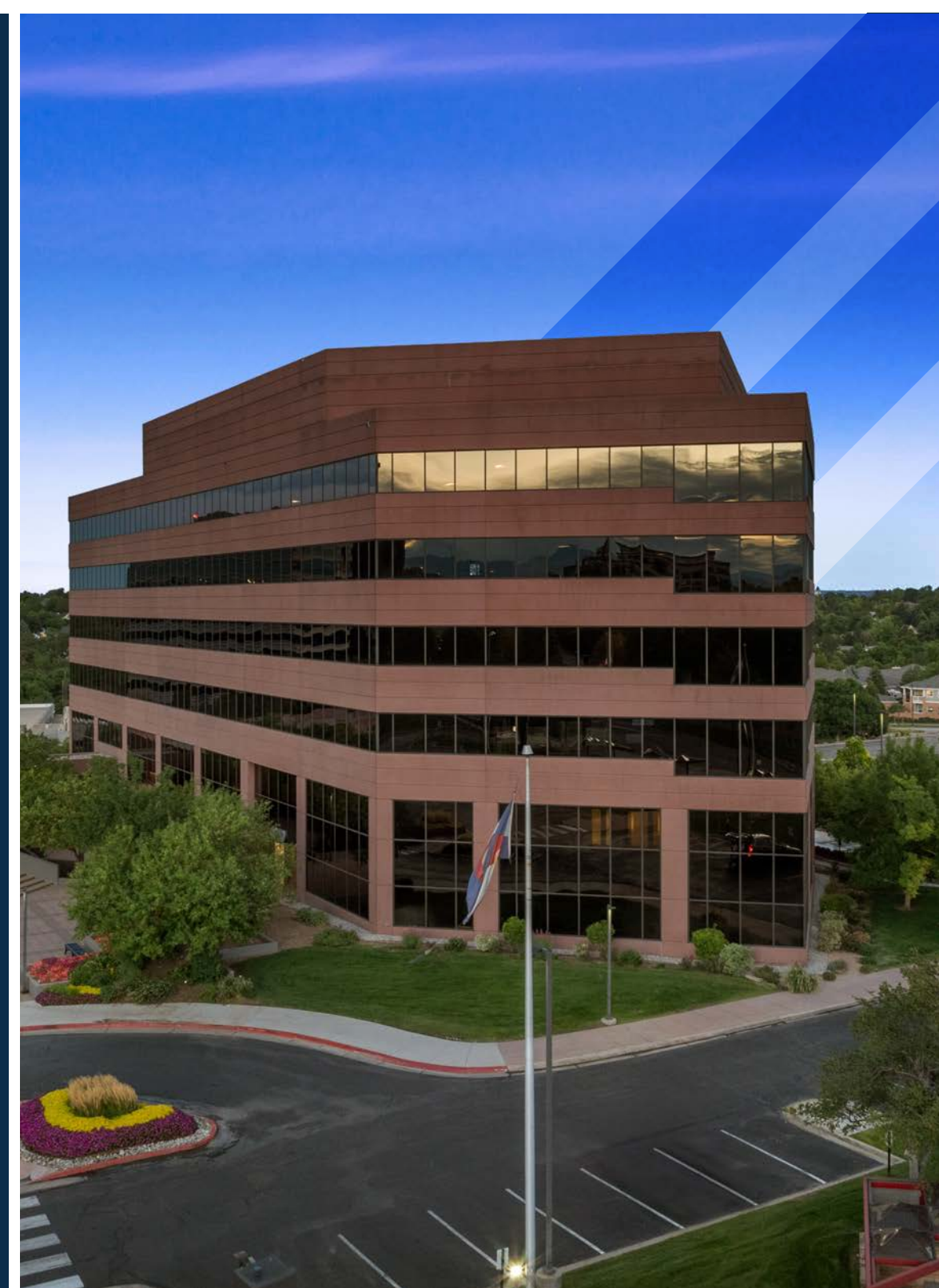
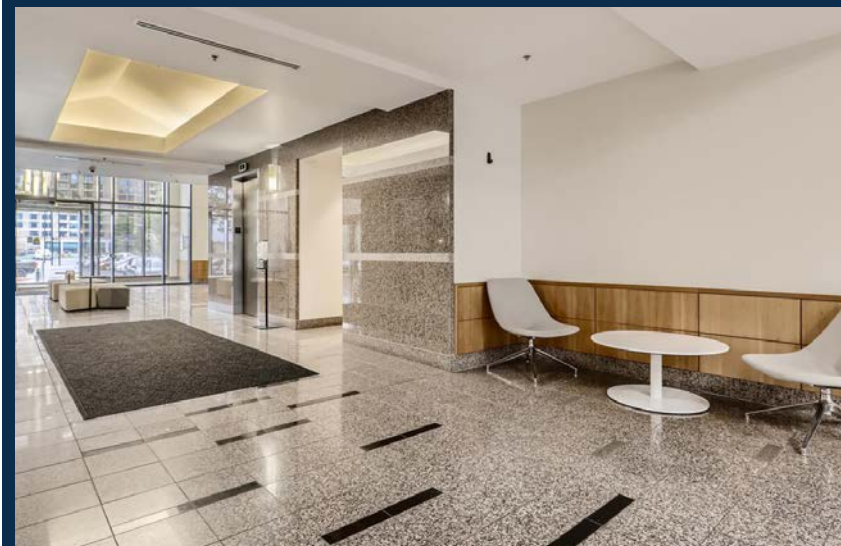
**Building Size:** 281,036 SF  
**Stories:** 14  
**Year Built/Renovated:** 1986/2017  
**Sustainability:** ENERGY STAR® rated, LEED Platinum®  
**Parking:** 3.73/1,000



# METROPOINT TWO

4610 S ULSTER STREET | DENVER, CO 80237

**Building Size:** 152,662 SF  
**Stories:** 6  
**Year Built/Renovated:** 1999  
**Sustainability:** ENERGY STAR® rated, LEED Platinum®  
**Parking:** 3.73/1,000





# The epitome of connectivity

Positioned at the bustling intersection of I-25 and I-225 in the north DTC, Metropoint brings you closer to Denver's finest amenities and top businesses.





# About Koelbel and Company

**Koelbel and Company** has shaped places to work, play and live for more than seven decades. As Colorado's oldest family-owned and operated real estate firm, we continue to mold the landscape with developments that blend ageless values and pacesetting design.

You'll find our work in downtown settings, office parks, custom home communities, urban environments and resort destinations throughout the region and beyond. This broad experience means we're exceptionally adept at assuring the functionality, aesthetics and livability of every project. Our workforce-friendly amenities often include on-site eateries, gyms, rooftop terraces, creative corners for contemplation, as well as communal kitchens and shared spaces for rubbing elbows with other professionals. By customizing finishes and floor plans, we can accommodate companies of one to hundreds.

With an eye to the future, **Koelbel** is constantly adding new technologies and innovations to improve the way we build. The result is a better workplace – one where you and your company will thrive.

**KOELBEL**



# About Real Capital Solutions

**Real Capital Solutions** headquartered in Louisville, Colorado, is a highly entrepreneurial real estate company that invests smart capital and provides practical solutions for real estate opportunities. For over 40 years, **RCS** has achieved great success investing in entrepreneurial real estate ventures. During that time, the company has purchased and managed more than 395 real estate assets, totaling approximately \$5.1 billion in acquisition value. RCS currently has \$2.4 billion in Assets Under Management.

**RCS'** ownership places a strong focus on giving back to the community. Owners Marcel and Cynda Arsenault make substantial annual donations to their charitable foundations, which include **One Earth Future**, **Secure World Foundation**, and the Arsenault Family Foundation. Collectively, the Arsenaults have contributed \$115 million to these foundations since 2000.

Marcel and Cynda Arsenault's passionate commitment to philanthropy led them to join The Giving Pledge, founded by Bill and Melinda Gates and Warren Buffett – and they have committed to giving away 98% of their wealth.

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FOR LEASING INFORMATION, PLEASE CONTACT:

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