

# 1 EXCHANGE

AT BOULEVARD ONE

Explore. Exchange. Exhale.

Mixed Use Grocery Anchored  
Development in Lowry.



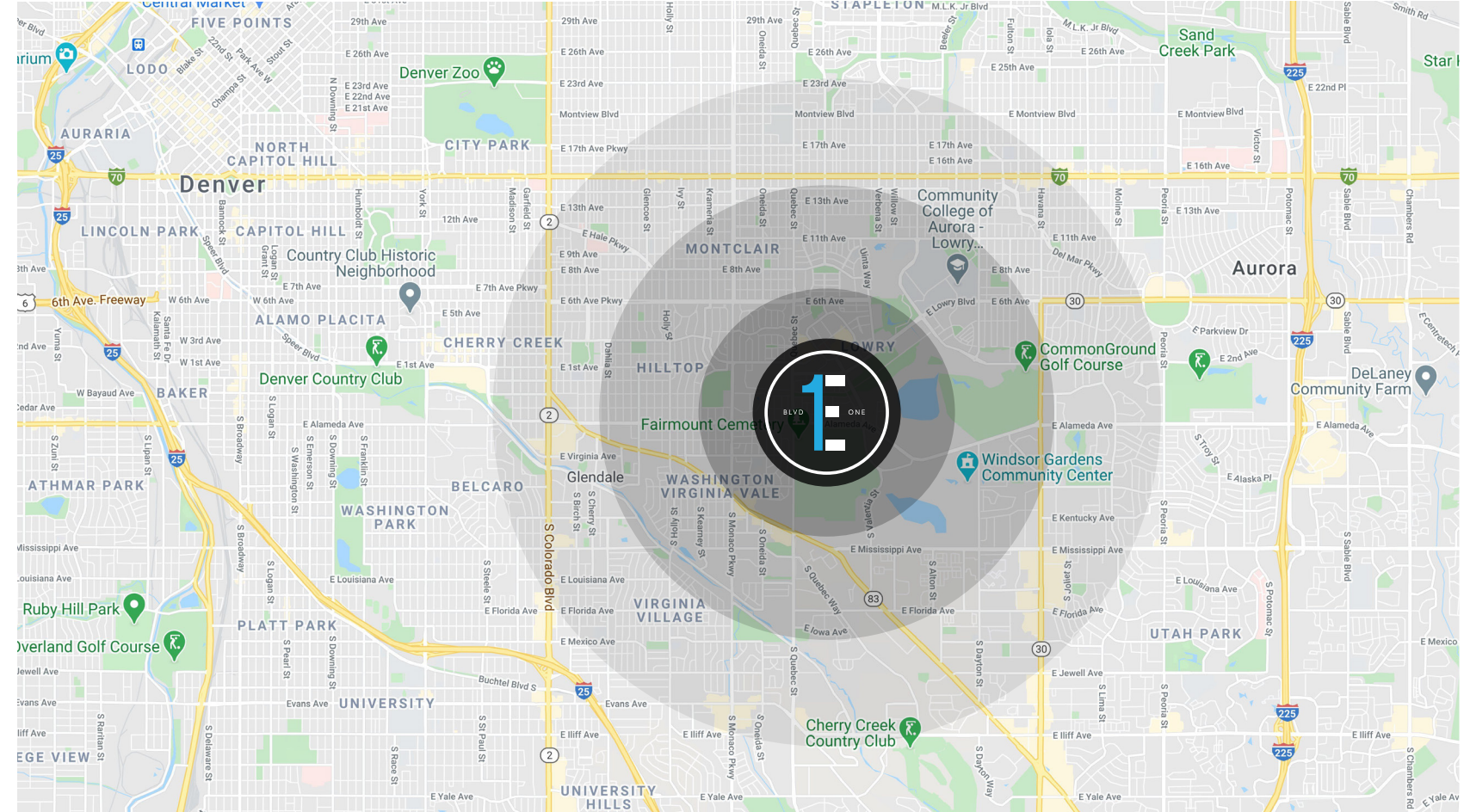
Avg. Cars Per Day on Quebec  
**32,800**



Population within 3 Miles  
**213,000**

Total Employees within 3 miles  
**97,689**

Avg. Household Income within 1 mile  
**134,316**





# Site Plan

## Join These National Tenants

- Target
- Chase Bank
- MOD Pizza
- Pacific Dental Services
- Logan House Coffee Company
- Sushi Ronin
- Clark's Market

## Overall Site Summary

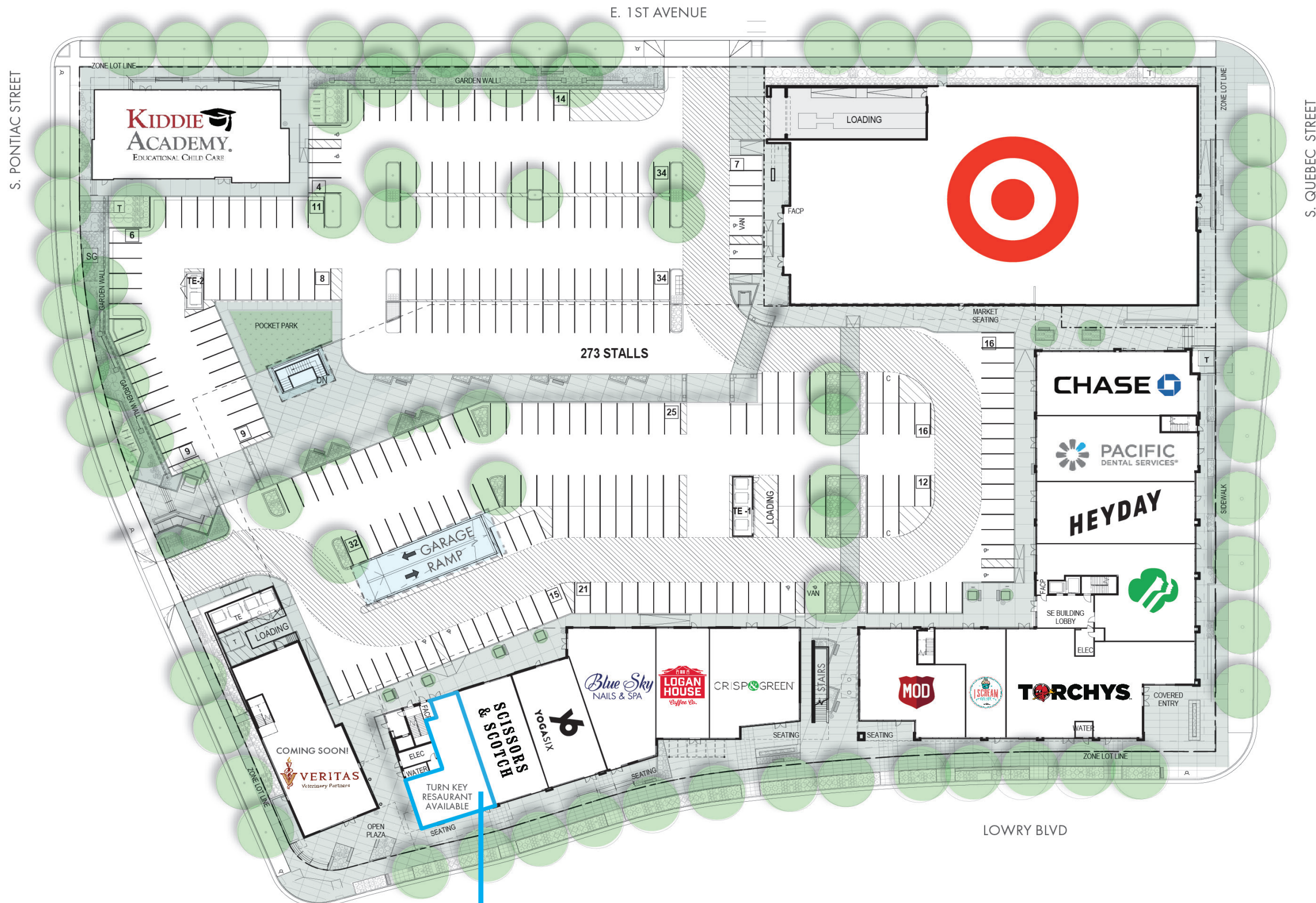
Site Area 5.4 Acres

### Use & Area

Target 30,000 SF  
 Restaurant 19,685 SF  
 Retail 20,778 SF  
 Office 63,874 SF

### Parking Provided

Below Grade Parking 231 Stalls  
 Surface Parking 255 Stalls  
 Total Parking 486 Stalls



**ONE RESTAURANT SPACE REMAINING!**

# Surrounding Area

## Notable Area Amenities

- Anchored by Target
- Brewery on the Park
- Community Park
- Lowry Sports Complex
- Wings Over the Rockies
- Clark's Market
- Denver Beer Co

## Retail & Office

- 135,000 SF Class A mixed use development
- The only commercial development within the 75 acre Boulevard One neighborhood
- Average cars per day on Quebec: 32,800

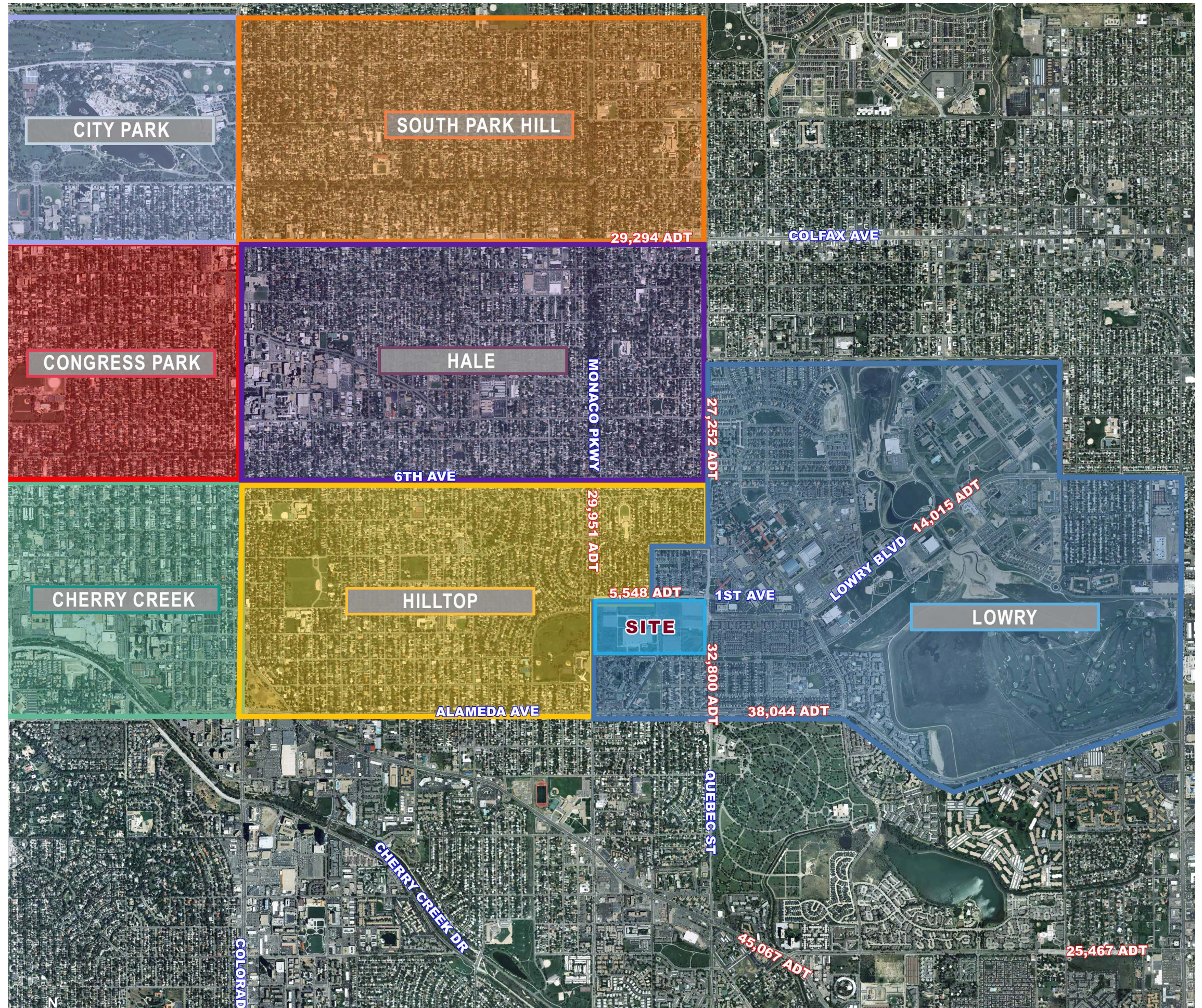
## Neighborhood Composition

- \$130,000 Avg. Annual Household Income
- 800 New residential units with pricing from \$600,000 to over \$1 million
  - 130 Single-family homes
  - 105 Row homes & attached homes
  - 430 Luxury apartments
  - 92 Upscale condominiums



# Area Demographics

- **Lowry**
  - 15,761 Residents
  - 6,446 Households
  - \$104,951 Avg. Household Income
  
- **Hilltop**
  - 7,325 Residents
  - 2,835 Households
  - \$251,972 Avg. Household Income
  
- **Hale**
  - 8,592 Residents
  - 4,636 Households
  - \$81,663 Avg. Household Income
  
- **South Park Hill**
  - 9,409 Residents
  - 3,655 Households
  - \$141,654 Avg. Household Income
  
- **Cherry Creek**
  - 8,628 Residents
  - 5,359 Households
  - \$107,232 Avg. Household Income
  
- **Congress Park**
  - 11,430 Residents
  - 6,173 Households
  - \$95,726 Avg. Household Income
  
- **City Park**
  - 6,887 Residents
  - 3,383 Households
  - \$78,560 Avg. Household Income



# Office Space

## Southeast Building

- 70,000 RSF

### Available Office Space

- Level 2: 7,673 RSF
- Level 3: 16,800 RSF

### Additional Amenities

- Level 3 barrel-vault ceiling

## Parking

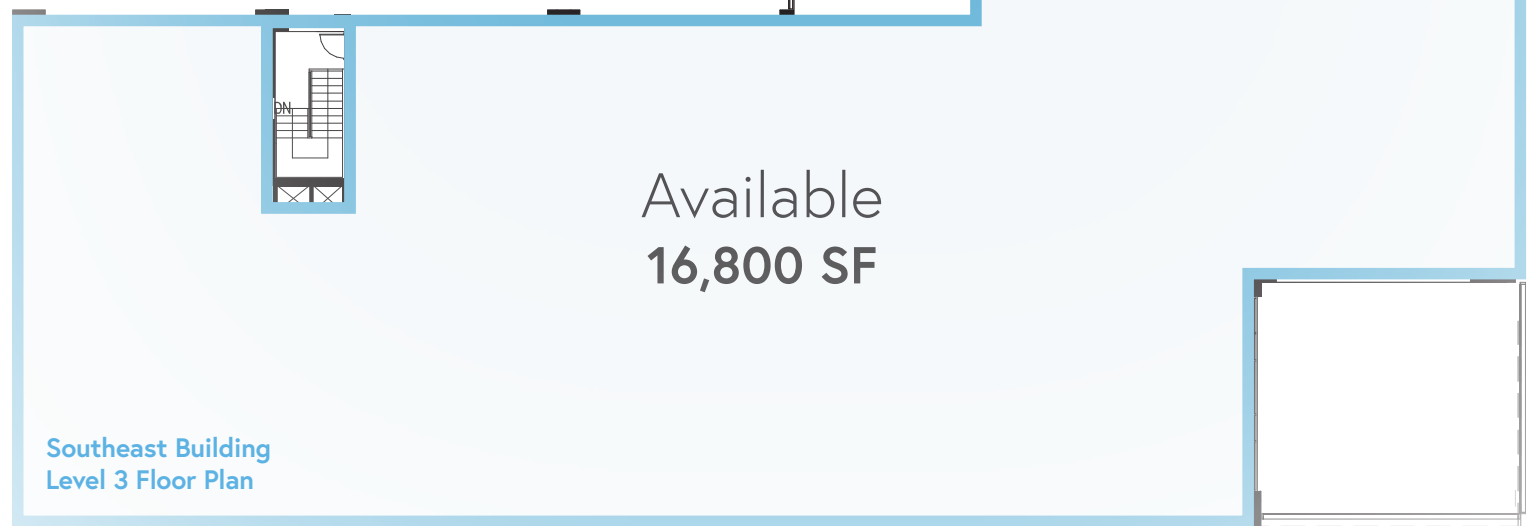
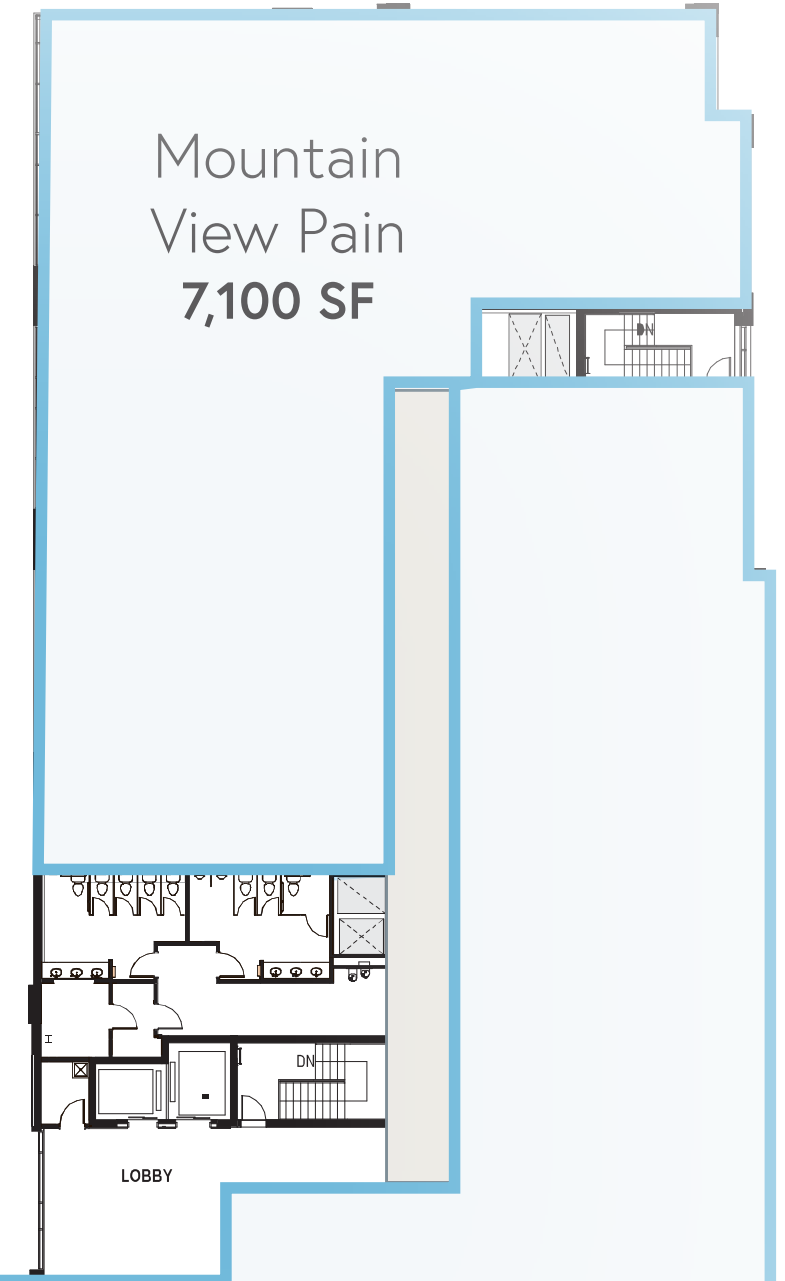
- 486 Stalls
- Non-reserved below grade parking available
- Parking is free of charge

## Lease Rates

- The building is leased on a NNN basis beginning at \$28.00/SF
- Call listing agent for additional information and terms

## Phone & Internet

- Comcast
- Century Link & Zayo Available



## Contact Information



### Developer:

#### Retail:

Nick Kitaeff  
720.257.6071  
nkitaeff@confluentdev.com

#### Office:

Celeste Tanner  
720.257.6056  
ctanner@confluentdev.com



### Retail Leasing:

Courtney Key  
720.382.7514  
ckey@sullivanhayes.com

Bryan Slaughter  
303.370.7459  
bslaughter@sullivanhayes.com



### Office Leasing:

Whitney Hake  
303.601.4645  
whitney.hake@nmrk.com

John Gustafson  
303.260.4258  
john.gustafson@nmrk.com

# 1 EXCHANGE

AT BOULEVARD ONE

Explore. Exchange. Exhale.

Thank You.

©2020 Exchange At Boulevard One