

THE HAMPDEN CENTER

**730/770 W. Hampden Ave
Englewood, CO 80110**

Building Overview

- ±41,464 SF Office & Medical Campus
- 3-Story Institutional-Quality Asset
- On-Site Ownership & Management
- 24-Hour Badged Access & Surveillance
- 5:1,000 Free Parking Ratio
- Full ADA Accessibility

Infrastructure & Systems

- Redundant Major Mechanical Systems
- Hospital-Grade UV-C Air Disinfection
- Enterprise Data Center Capabilities
- Multiple Fiber Providers (Lumen, Comcast, Zayo, AT&T)
- Climate-Controlled Storage Options
- Private Showers for Tenant Use

Strategic Positioning

Located at the center of South Denver's most active business corridor, Hampden Center provides direct connectivity to Downtown, DTC, and surrounding suburban markets while maintaining the accessibility and parking advantages of a suburban campus.

- 75,000+ Vehicles Per Day Exposure
- 5-Minute Walk to Englewood RTD Light Rail
- 15 Minutes to Downtown Denver & DTC
- Immediate Access to Platte River Trail
- Walkable to 40+ Restaurants & Retail



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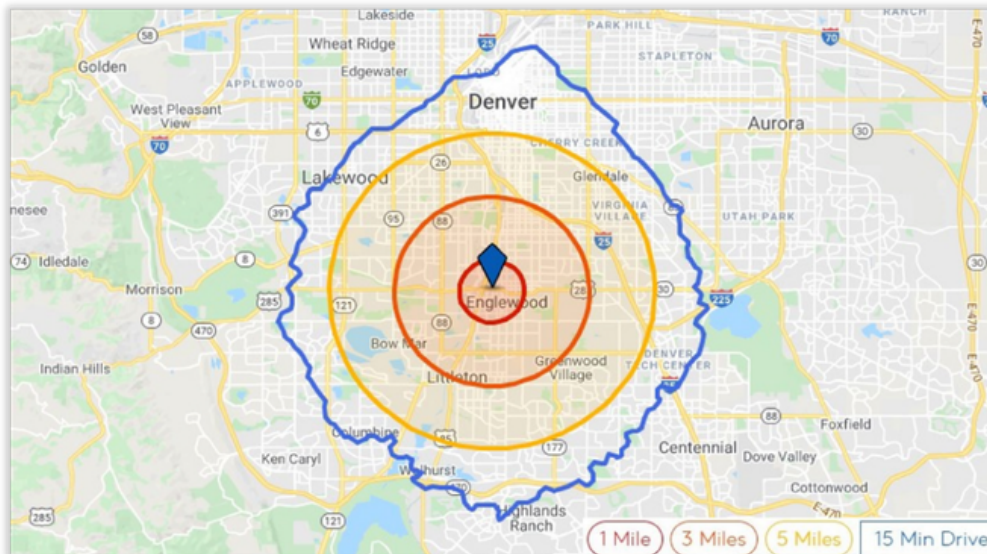
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