

DENVER, CO | 80237

4949

SOUTH SYRACUSE

Office
for
Lease



CBRE

Elevate Your Perspective at 4949 S. Syracuse

DISCOVER A WORKSPACE that balances local character with corporate power. Situated on the prime northern edge of the Denver Tech Center, 4949 S. Syracuse offers an intimate yet impactful 66,700 SF environment for businesses that value both visibility and ease. Skip the congestion while staying steps away from DTC's best amenities. With an attached parking garage and breathtaking mountain panoramas from your desk, this is where the Denver skyline becomes your new office décor.




NEW LOBBY RENOVATIONS COMING 2026



Additional tenant signage coming soon!



Highlights

-  Quick access to I-25 and I-225
-  Walking distance to numerous restaurants
-  Attached structured parking

Located in the Heart of North DTC



9-MINUTE WALK
to Bellevue
Light Rail Station

- BELLEVUE STATION**
- Ruth's Chris Steak House
 - Los Chingones
 - Urban Egg
 - Crisp & Green
 - Le French DTC
 - Ambli Global DTC
 - Yampa Sandwich Co
 - Corvus Coffee Roasters
 - Tap & Burger
 - Playa Bowls
 - Saverina

BELLEVUE LIGHT RAIL STATION



Kimpton Claret Hotel

Marriott Hotel

Hilton Garden Inn

Hyatt Regency

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SOUTH SYRACUSE

Fairfield Inn & Suites



Snooze an AM Eatery

Griffin Tavern
Wendy's

Future Marina Square Mixed Use
Development

Shanahan's Steakhouse

BELLEVUE AVE

BELLEVUE AVE

Eddie V's Prime Seafood

- BELLEVUE PROMENADE**
- | | |
|------------------------|------------------------|
| Ocean Prime | La Loma DTC |
| Original Pancake House | Bryan's Dumpling House |
| Chipotle | Pokeworks |
| Starbucks | MyFitFoods |
| Bird Bakery | Enso Sushi & Grill |
| DTC Slice | |



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