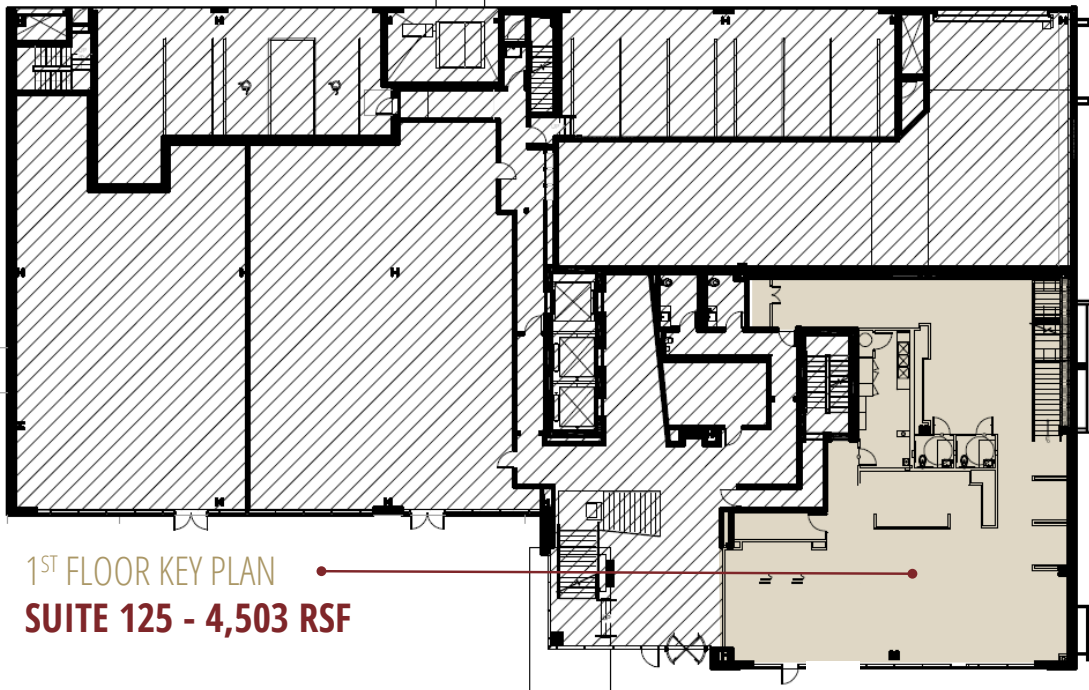
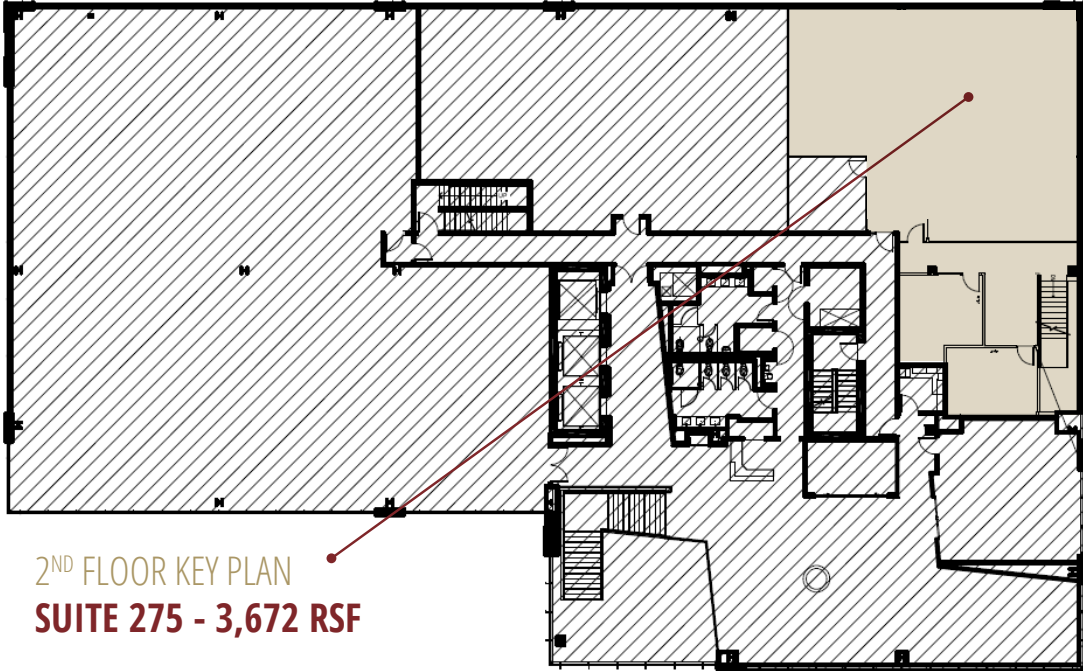


## 250 FILLMORE STREET, DENVER, CO 80206 - TOTAL RSF: 8,175



## BUILDING HIGHLIGHTS AND FEATURES:

**LOCATION:** CIVIC CHERRY CREEK - 250 FILLMORE ST. DENVER CO 80206

**SIZE:** 117,000 SF ON 7 FLOORS

**YEAR OF CONSTRUCTION:** 2018

**PARKING:** 2/1000 RATIO IN 4 LEVELS OF UNDERGROUND PARKING STRUCTURE ON-SITE

### AMENITIES:

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2-STORY BUILDING LOBBY WITH A GRAND STAIRCASE AND SECURITY GRARD

2ND FLOOR HOSPITALITY INSPIRES GREAT ROOM WITH A FIRE FEATURE, SOFT SEATING, BOARD ROOM STYLE AND MORE INTIMATE MEETING SPACE IN THE FIRESIDE LOUNGE

STAFFED CONCIERGE SERVICES SITUATED IN THE GREAT ROOM

ROOFTOP TERRACE WITH SOFT SEATING, MEETING SPACE AND UNOBSTRUCTED VIEWS OF THE CITY SKYLINE AND FRONT RANGE MOUNTAINS

WINE CELLAR WITH LOCKABLE, INDIVIDUAL CHILLED AND HUMIDITY-CONTROLLED LOCKERS FOR TENANTS

SECURE BIKE BARN WITH LOCKABLE BIKE LOCKERS AND TOOLS

SHOWERS/LOCKERS WITH AIRFLOW INFRASTRUCTURE TO MOVE FRESH AIR THROUGH THE LOCKER SYSTEM.

ONSITE SECURITY, PROPERTY MANAGEMENT AND ENGINEERING STAFF

VIEW DYNAMIC GLASS – SELF TINTING GLAZING TO CONTROL GLARE AND SOLAR GAIN DURING HOT SUMMER DAYS.