



# METROPOINT ONE

4600 S ULSTER STREET | DENVER, CO 80237



Total RSF:  
288,574

Year Built / Renovated:  
1984 / 2017

Typical Floor Plate  
22,264 SF

Number of Floors:  
14

Tenant Improvements:  
Negotiable

Parking Ratio  
3.7 : 1,000

Starting Leasing Rate

2026 Operating Expenses:

- 39% Garage Parking  
\$65 per month
- 61% Surface Parking  
Free

14th Floor: \$25 NNN

\$10.92 / RSF

Floors 8-13: \$23-\$24 NNN

Floors 4-7: \$22-\$23 NNN

Floors 2-3: \$21-\$22 NNN

SUITE	SF	COMMENTS	FLOOR PLAN
4th Floor	22,264	Full floor, office intensive	
1400	8,746	Private Patio and panoramic downtown to mountain views. Available w/ 30 days notice	
325	9,913	Mostly open space, 8 offices, kitchen and work room	
600	7,647	Elevator ID, office intensive	
1000	7,352	7 perimeter offices, 4 interior offices, open area, 2 conference rooms, kitchen, work room	
520	6,352	<b>SPEC SUITE</b> – Elevator ID – 11 perimeter offices, 2 interior offices, conference room, huddle room, phone room, reception area, kitchen/break area, open area, IT/storage	
500	6,093	<b>SPEC SUITE</b> – Elevator ID – 7 perimeter offices, 1 interior office, conference room, 2 huddle rooms, reception area, open area, kitchen/break room, IT/storage	
630	5,688	Lobby identity, 3 perimeter offices, open area, conference room, storage/IT room	
1150	5,349	Whitebox	
550	3,347	<b>SPEC SUITE</b> – Elevator ID – 4 interior offices, conference room, reception area, kitchen/break area, open area, IT/storage	
200	3,191	<b>SPEC SUITE!</b>	
220	3,180	Mostly open with 2 perimeter offices, reception, conference room, open area	
830	1,625	Reception, 2 offices, open area and kitchen/break room	
660	1,441	Second gen – 1 large office and break room	

Lindsay Gilbert

720 528 6360  
lindsay.gilbert@cbre.com

Mitch Bradley

720 528 6311  
mitch.bradley@cbre.com

Megan Strauss

720 528 6388  
megan.strauss@cbre.com