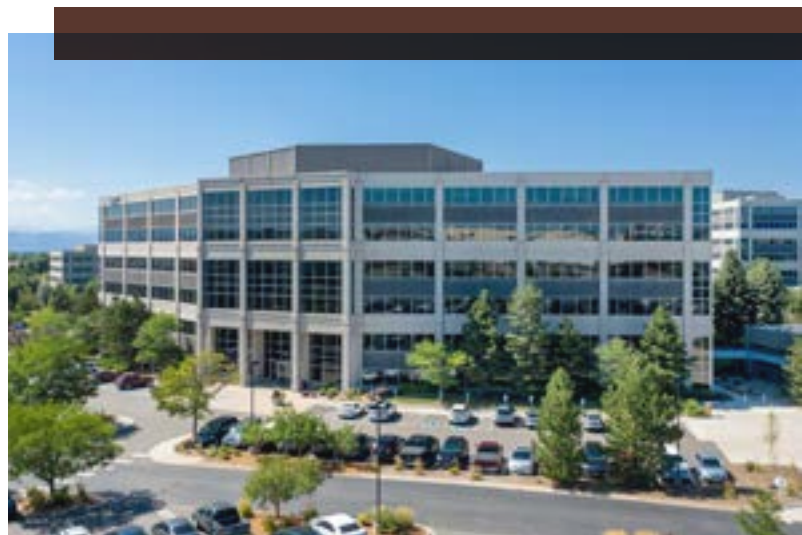


# THE CAMPUS AT **WATERVIEW**



# CAMPUS OVERVIEW

The Campus at Waterview features three buildings bordered by lakes, trails and an outdoor plaza.



## WATERVIEW I

8005 South Chester Street,  
Centennial, Colorado



## WATERVIEW II

9155 East Nichols Avenue,  
Centennial, Colorado



## WATERVIEW III

8000 South Chester Street,  
Centennial, Colorado



RENOVATED  
LOBBIES



68 PERSON CONFERENCE ROOM



OUTDOOR PATIO



PLUG & PLAY SUITES AVAILABLE

# The Campus at Waterview Building Highlights

An attractive campus setting located west of I-25 between Dry Creek Road and County Line.

- Campus environment bordered by lakes, trails, and an outdoor plaza
- Renovated common areas
- Class AA finishes throughout
- **FITNESS CENTER NOW OPEN**
- Common conference room that seats up to 68 people
- Outdoor patio seating at Waterview III overlooking pond
- Unmatched retail and dining amenities nearby
- Parking 4.5/1,000 SF with covered parking available at market rate
- Highly accessible location with immediate access to highways
- Walking distance to Dry Creek Light Rail Station
- Large efficient floor plates
- Outstanding views
- On-site property management



## Flexible Work Environment

Floorplates that provide efficient, productive work spaces suitable for numerous layouts and configurations.



PLUG & PLAY SUITE 375

### WATERVIEW I 100% Leased

### WATERVIEW II

**Suite 100:** 3,440 SF \*  
**Spec Suite**

**Suite 110:** 5,336 SF \*  
**Spec Suite**

**Suite 115:** 3,130 SF \*

**Suite 125:** 1,973 SF

**Suite 185:** 5,157 SF \*

**Suite 250:** 6,100 SF

**Suite 300:** 3,024 SF

**Suite 325:** 3,036 SF  
**Spec Suite**

### WATERVIEW III

**Suite 200:** 16,547 SF **Plug & Play**

**Suite 310:** 6,849 SF

**Suite 320:** 5,066 SF

**Suite 600A:** 2,045 SF

\* **contiguous**

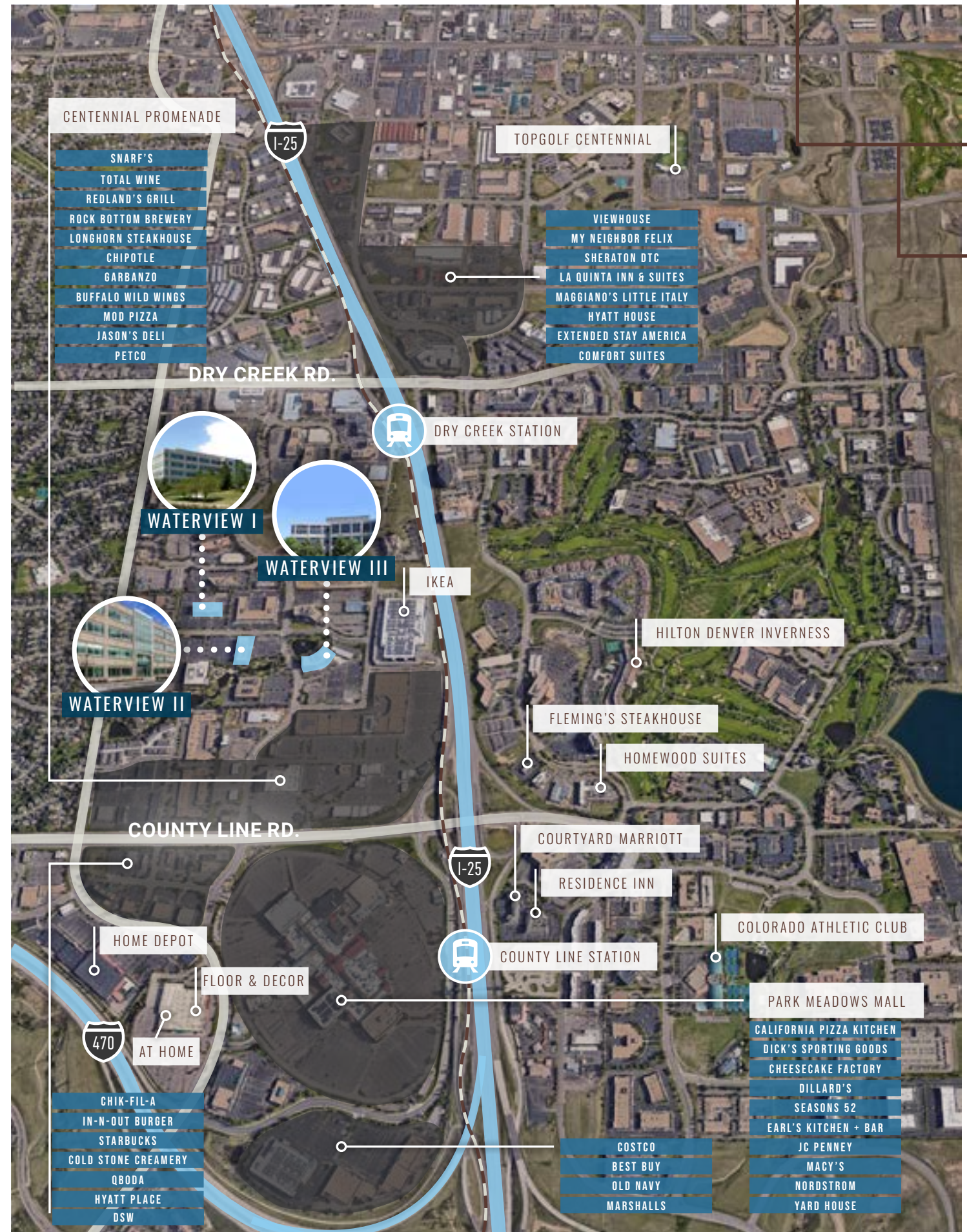


SUITE 600

# Active & Vibrant Business Area

The Campus at Waterview is nestled in Centennial's most attractive business area in close proximity to the densest population of educated workers in the Denver metro area. Located only 1 mile from Dry Creek Lightrail Station and features immediate access via I-25 & C-470.

Abundant retail is located nearby at Centennial Promenade and the largest shopping mall in Denver, Park Meadows. Both of which offer ample dining and shopping options.



8000

# THE CAMPUS AT WATERVIEW

## LEASING CONTACTS

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**Lincoln**