



TERRACE TOWER



5619 DTC PARKWAY, GREENWOOD VILLAGE, CO

Workdays that work *for you.*



Welcome to TERRACE TOWER

Terrace Tower is a vibrant, engaging workspace, helping to bring your team together, so you can focus, collaborate and make the best of your time at the office.

Whether you're brainstorming ideas in our modern meeting rooms, unwinding with colleagues in our tenant lounge, or forging new connections on our pop-up pickleball court, **Terrace Tower** has everything you need to succeed. And with on-site property management and BGO's century of experience, you can enjoy peace of mind knowing your workspace is in good hands.

Discover the difference that convenience, quality, and care can make in your workday: discover **Terrace Tower**.

Building Highlights

- Total RSF: 242,610
- Year Built/Renovated: 1984/2021
- Height: 12 Stories
- Parking Ratio 3.9 : 1,000 SF
- 100% Covered Parking
- On-site Property Management
- 24-Hour On-site Security
- Amenity Center

100% of Commission Paid Upon Lease Execution









This offer may be withdrawn at any time and is void where prohibited by law. Offer subject to the terms and conditions of an agreement to be entered into with Broker (the "Broker Agreement"). The Broker Agreement shall be disclosed to tenants.

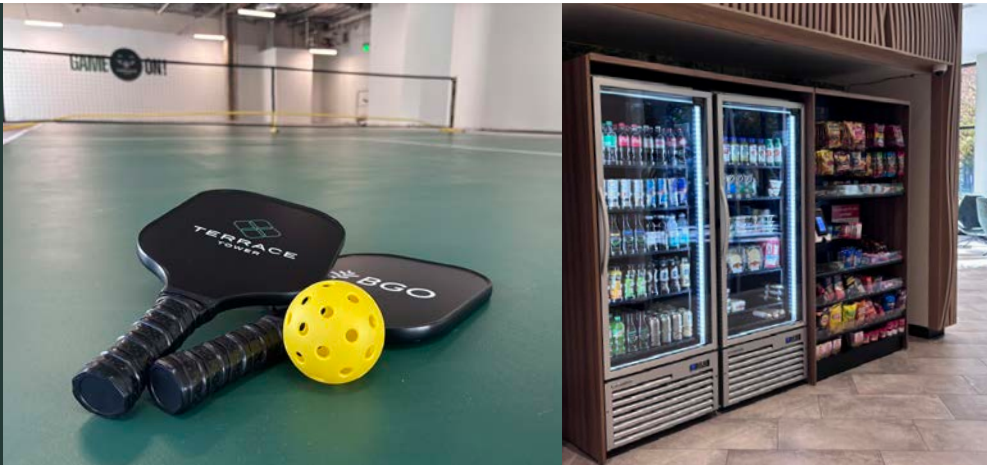


Designed for Connection. *Crafted for life.*

At **Terrace Tower**, our thoughtfully designed amenities provide the perfect environment for sparking your creativity and fostering collaboration. From our welcoming lobby to our comprehensive fitness center and collaborative workspaces, every detail has been carefully designed to help you connect, create, and perform at your best.



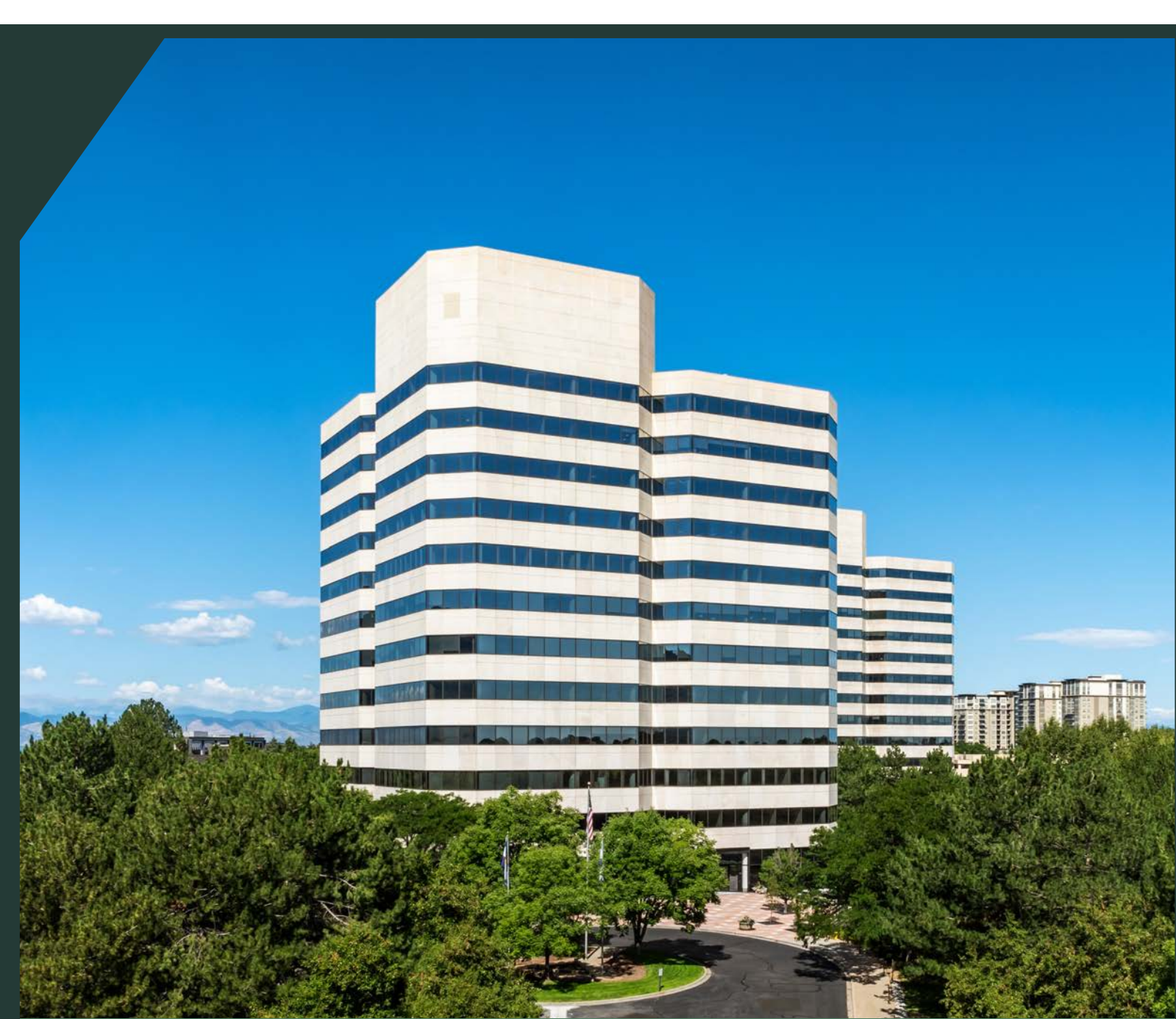
-  2,300 SF Auditorium
-  60-Person Conference Room
-  Fitness Center with Showers & Lockers
-  Tenant Lounge
-  Tenant Bike Storage
-  Pop-Up Indoor Pickleball Court
-  Grab & Go Vending
-  Sustainable Rooftop Beehives



Arrive with Ease. *Achieve with Ease.*

Terrace Tower offers unparalleled convenience in the heart of the Denver Tech Center. Easily accessible via I-25 with ample covered parking, this prime location puts you just steps away from The Orchard Light Rail Station.





About BGO

BGO is a leading, global real estate investment management advisor, real estate lender, and a globally recognized provider of real estate services. BGO serves the interests of more than 750 institutional clients with expertise in the asset management of office, industrial, multi-residential, retail and hospitality property across the globe. BGO has offices in 25 cities across twelve countries with deep, local knowledge, experience, and extensive networks in the regions where we invest in and manage real estate assets on behalf of our clients in primary, secondary and co-investment markets. BGO is a part of SLC Management, the institutional alternatives and traditional asset management business of Sun Life.

For more information, please visit: www.bgo.com



BGO set out to deliver an office concept that would address the evolving needs of tenants. The result is MIRO – Move-In Ready Offices, with thoughtful designs created in partnership with best-in-class architecture and design firms.



TURNKEY & TECH-ENABLED: MIRO's fully furnished and fully wired designs allow for immediate occupancy.



CUSTOMIZABLE: Make your MIRO suite your own with the help of BGO's in-house design & construction team.



ROOM TO GROW: We know space needs can change fast. With MIRO, tenants have the versatility to scale accordingly.



HYBRID WORK ENABLED: MIRO meets the needs of full-time, hybrid and remote employees, with video conferencing for dispersed teams, and lockers for hybrid employees' personal belongings.



BIOPHILIC DESIGN: Weaving greenery and natural light throughout every space, maximizing wellness in the workplace.



MIX OF SPACES: Some of the best ideas are sparked in those spontaneous encounters. That's why MIRO includes a mix of spaces for focus and collaborative work.



BGO PARTNERSHIP: We see our tenants as valued partners, carefully considering their unique objectives, which is why we offer complementary design and construction services. Tenants have a seat at the table with our staff of experienced designers to create exciting workspaces to fit their unique goals and requirements.

RTO by BGO



BGO supports Tenants' efforts to attract employees to Return-to-Office by creating vibrant, amenity-rich workplaces. As part of this initiative, Tenants of BGO Officeproperties enjoy these perks across the U.S.

- Access to any BGO Office Amenity Center
- An annual credit towards BGO-owned Amenity Centers and BGO-owned and affiliated hotels and retailers*
** Applicable to all new leases and renewals*
- A \$1,000 rent credit and waived amenity fee for the first year in any BGO Residential Community



TERRACE TOWER

For leasing information, please contact:

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