

ONE DENVER HIGHLANDS

10375 East Harvard Avenue, Denver, CO 80231



Available Space:
129,862 RSF

NEWMARK

Contact for more information:

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Keith Bell

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ONE DENVER HIGHLANDS

BUILDING SIZE:

129,862 SF

TYPICAL FLOORPLATE:

34,626 RSF

PARKING RATIO:

UP TO 5:1,000 COVERED & SURFACE

STORIES:

5

CAMPUS AMENITIES:

COVERED PARKING

ON-SITE COFFEE/CAFÉ

TENANT LOUNGE

FITNESS CENTER

SHOWERS & LOCKERS

LARGE CONFERENCE CENTER WITH UP TO 80 PERSON CAPACITY

COMMON & PRIVATE OUTDOOR TERRACE AND PATIO SPACES

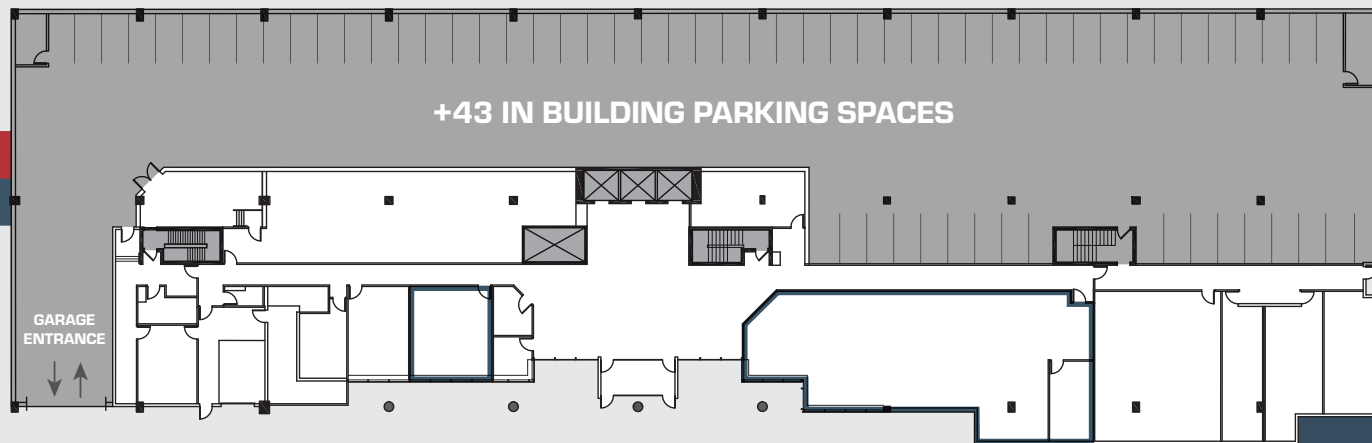
ON-SITE PROPERTY MANAGEMENT OFFICE

ON-SITE SECURITY

PROXIMITY TO NUMEROUS RESTAURANTS AND RETAIL AMENITIES

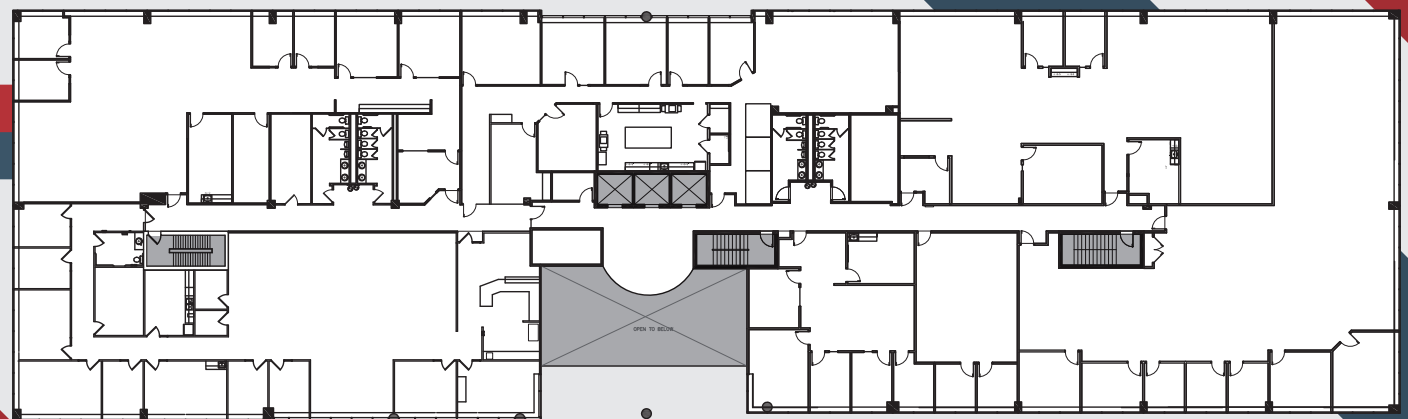
1ST FLOOR

4,314 RSF



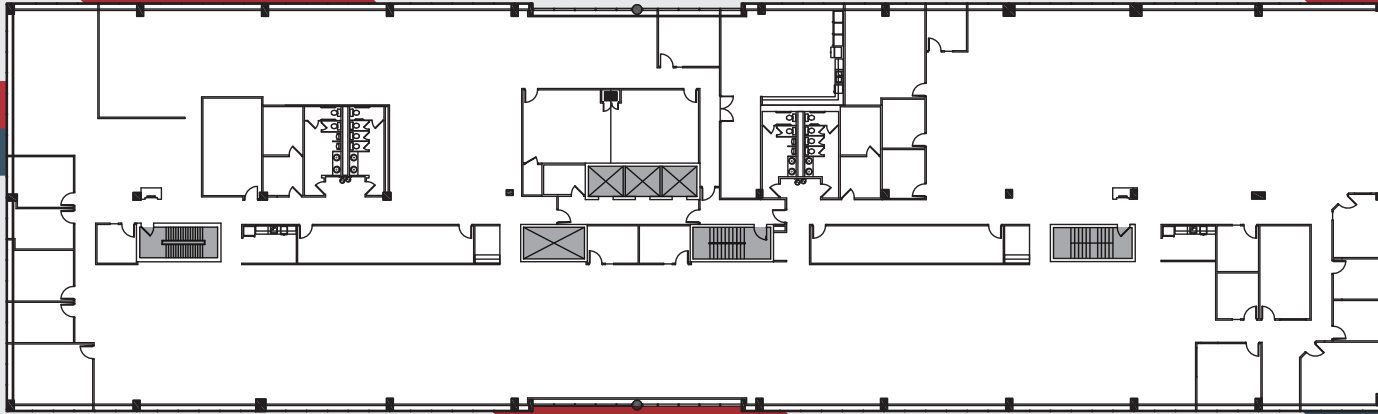
2ND FLOOR

32,059 RSF



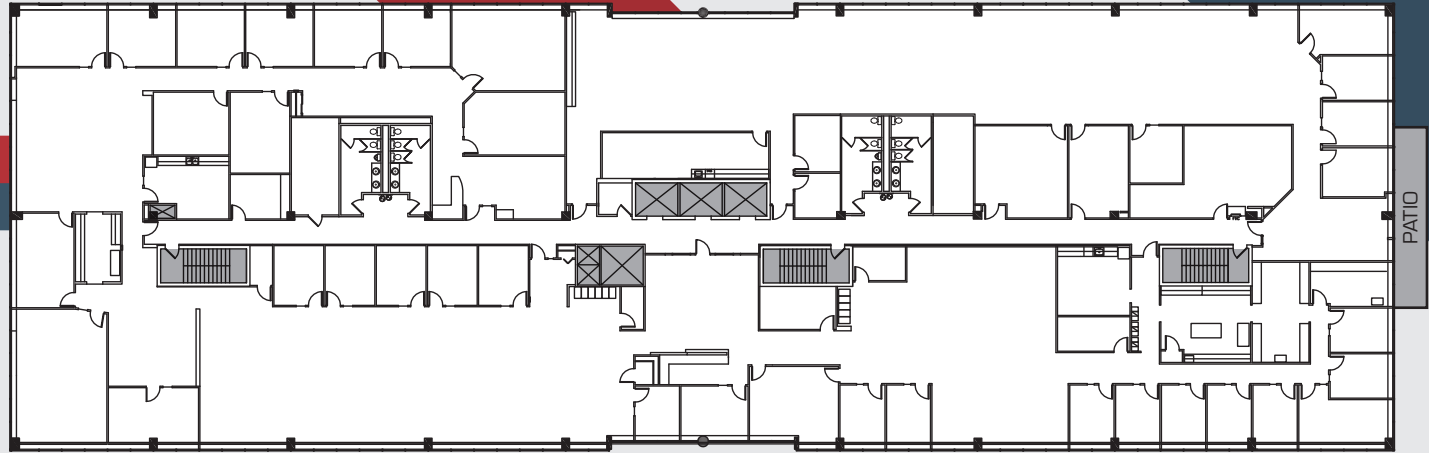
3RD FLOOR

34,626 RSF



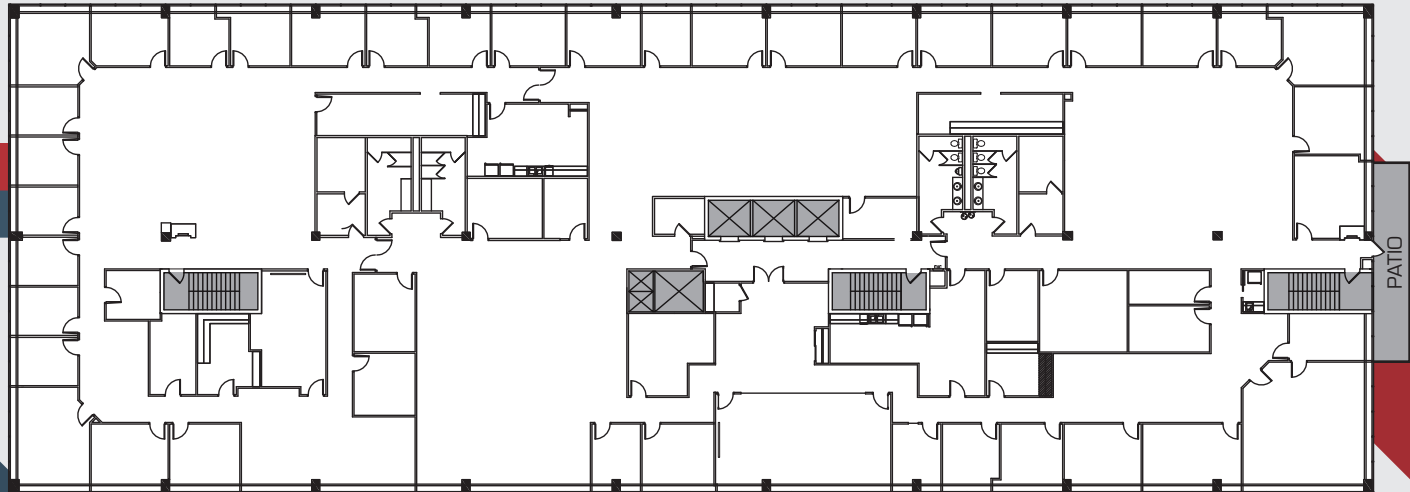
4TH FLOOR

31,104 RSF



5TH FLOOR

27,759 RSF



ONE DENVER HIGHLANDS

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Banks

- 1. U.S. Bank
- 2. First Bank
- 3. Wells Fargo Bank

Landmarks

- 1. Colorado Front Range Trail
- 2. Cherry Creek Country Club
- 3. Kennedy Golf Course
- 4. Kennedy Dog Park
- 5. Cherry Creek Reservoir
- 6. Cherry Creek State Park

Restaurants & Retail

- | | | |
|------------------------------|----------------------------------|------------------------------|
| 1. Einstein Bros Bagels | 13. Dozens Restaurant | 27. Jersey Mike's Subs |
| 2. Arby's | 14. Taqueria Corona | 28. Burger King |
| 3. Firehouse Subs | 15. Sushi Katsu | 29. Hooters |
| 4. Bubba's 33 | 16. Chipotle | 30. McDonald's |
| 5. LaMar's Donuts and Coffee | 17. Five Guys | 31. Mr. Pho |
| 6. Cody's Café and Bar | 18. Starbucks | 32. The Juicy SeaFood |
| 7. Bettola Bistro | 19. Yemen Grill | 33. Smashburger |
| 8. Mariscos El Rey 2 | 20. Dunkin' | 34. GOLDEN SAIGON |
| 9. Pho 75 | 21. Olive Garden Italian | 35. Woo Ri Korean Restaurant |
| 10. Seoul K-B.B.Q. & HotPot | 22. El Coco Pirata | 36. TOUS les JOURS |
| 11. Church's Texas Chicken | 23. HiRa Café | 37. H Mart |
| 12. Carl's Jr. | 24. Aroma do Brazil | 38. Hiro Japanese Buffet |
| | 25. Grounds for Dismissal Coffee | |
| | 26. First Watch | |

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