



1 EXCHANGE

AT BOULEVARD ONE

Explore. Exchange. Exhale.

Mixed Use Grocery Anchored
Development in Lowry.



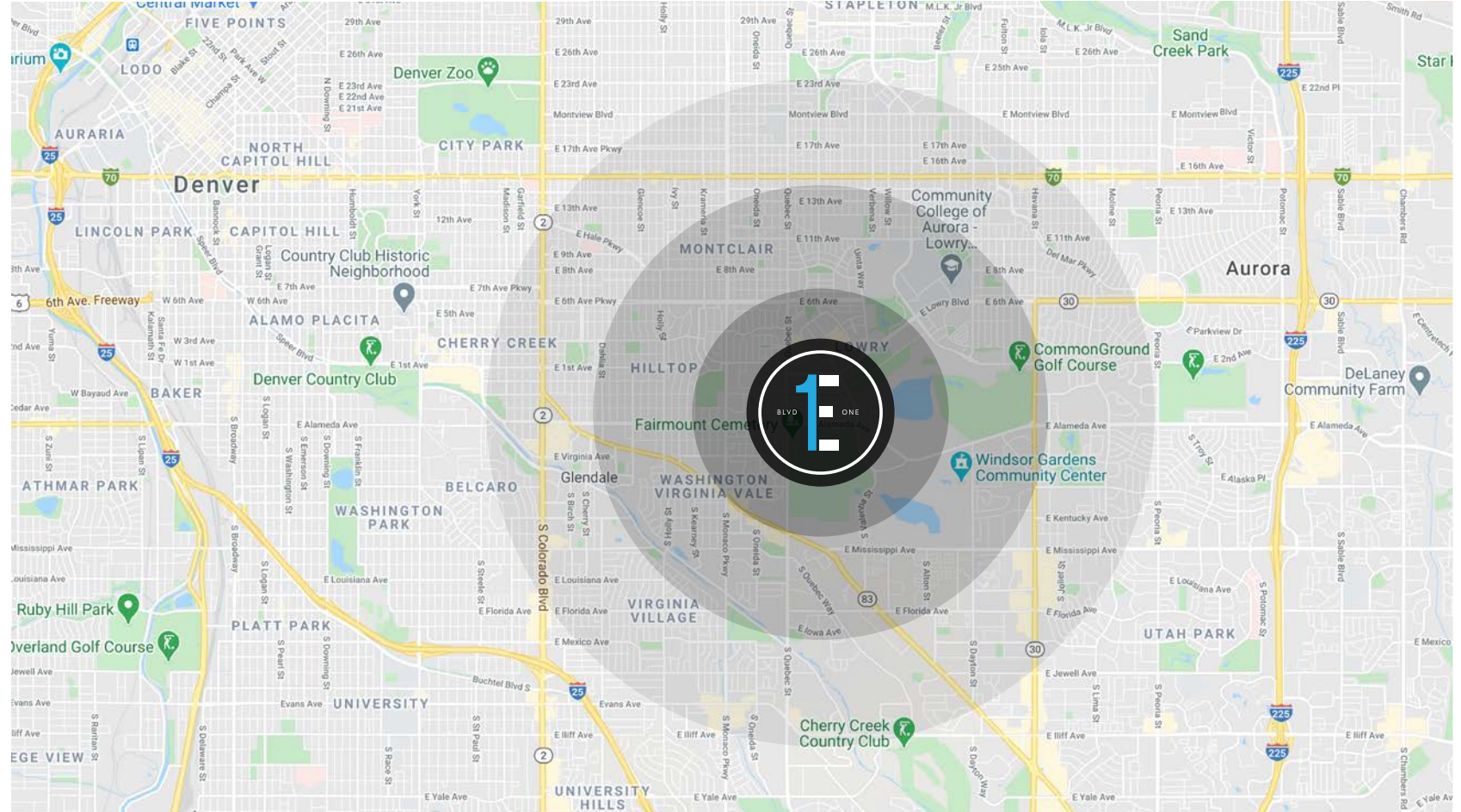
Avg. Cars Per Day on Quebec
32,800

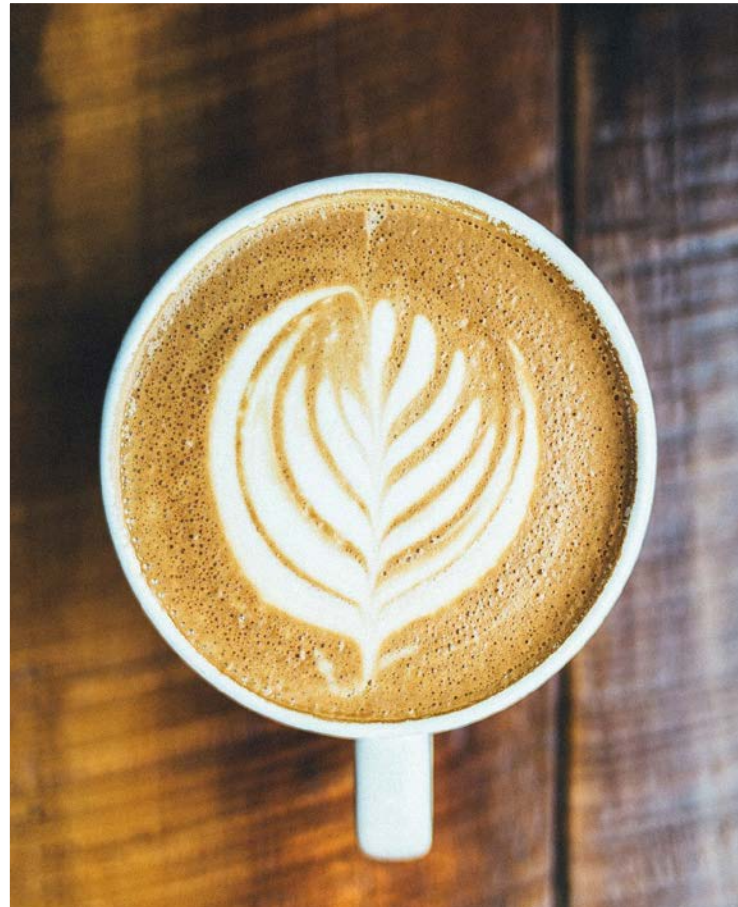
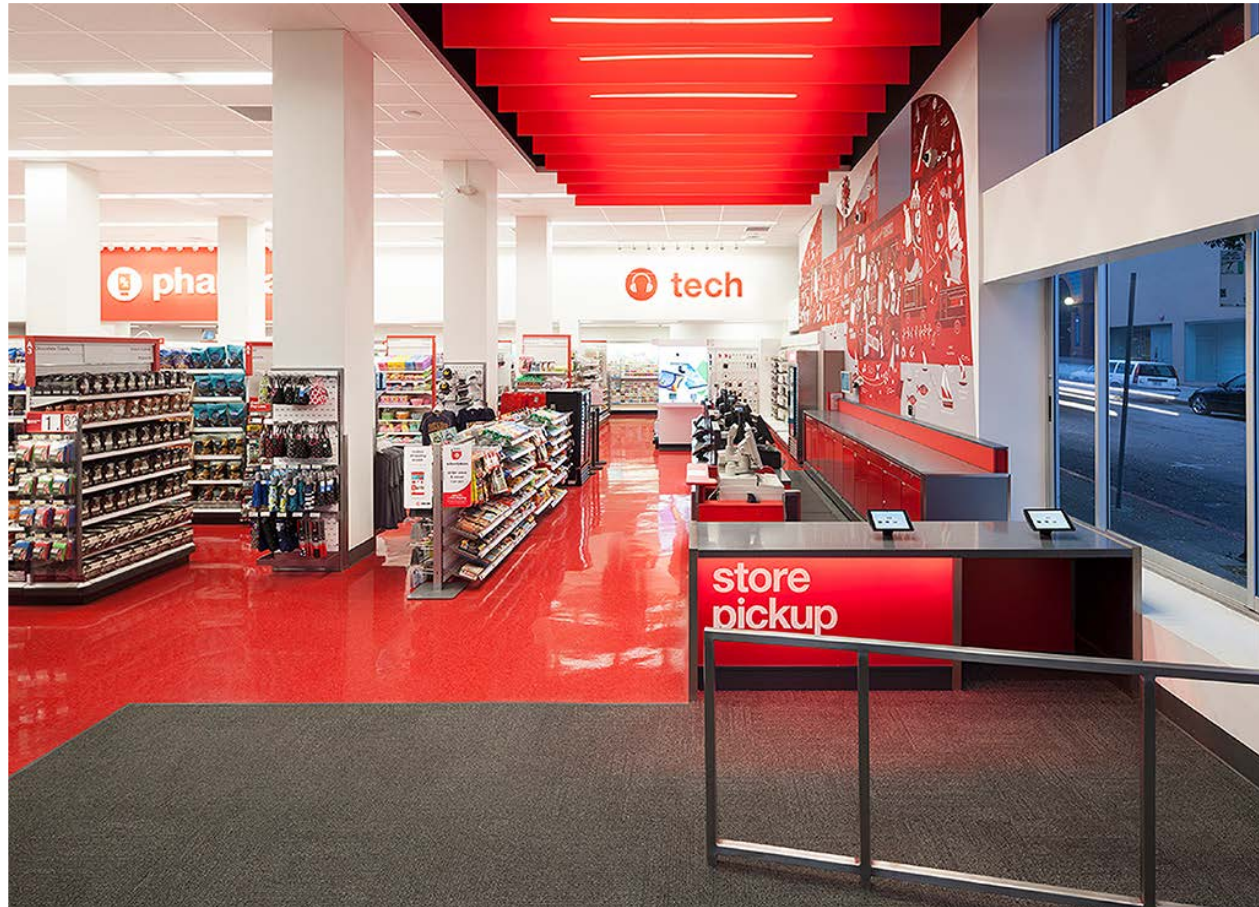
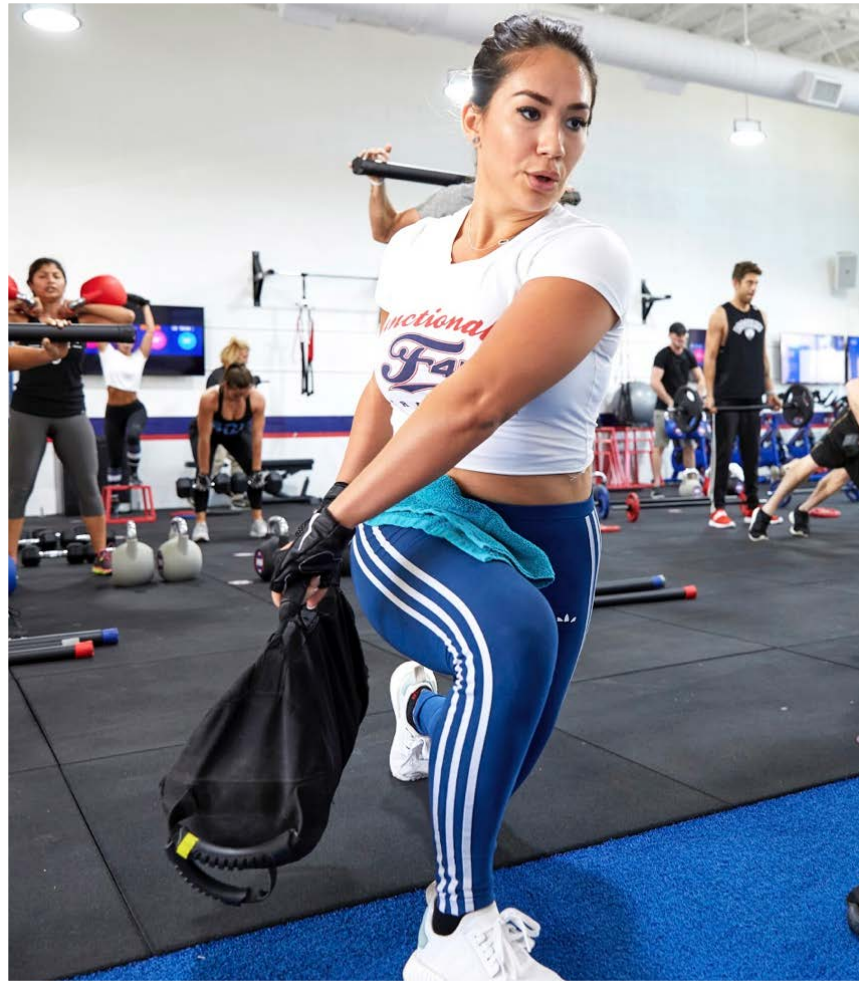


Population within 3 Miles
213,000

Total Employees within 3 miles
97,689

Avg. Household Income within 1 mile
134,316





Site Plan

Join These National Tenants

- Target
- Chase Bank
- MOD Pizza
- Pacific Dental Services
- Logan House Coffee Company
- Clark's Market

Overall Site Summary

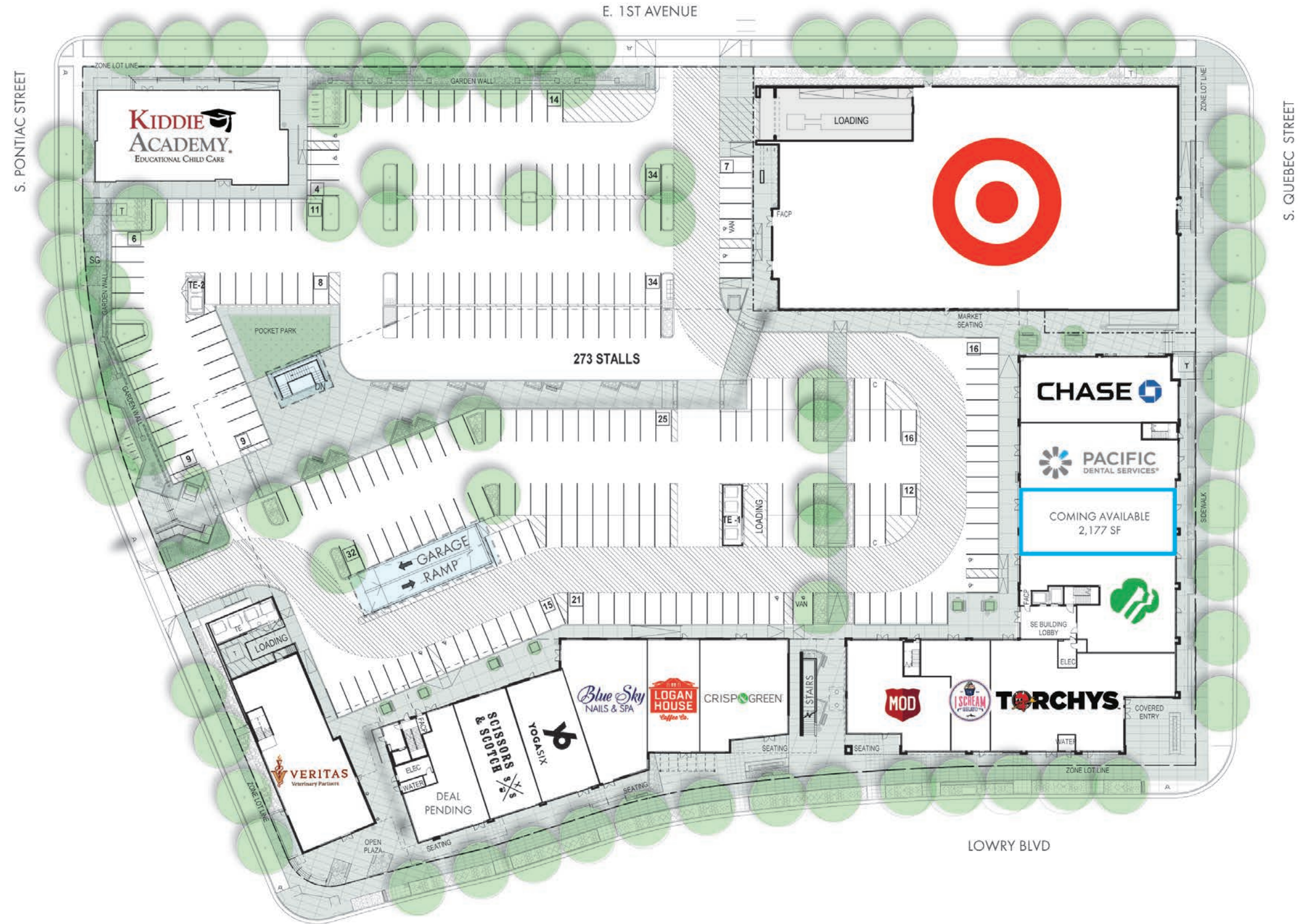
Site Area 5.4 Acres

Use & Area

Target	30,000 SF
Restaurant	19,685 SF
Retail	20,778 SF
Office	63,874 SF

Parking Provided

Below Grade Parking	231 Stalls
Surface Parking	255 Stalls
Total Parking	486 Stalls



Surrounding Area

Notable Area Amenities

- Anchored by Target
- Brewery on the Park
- Community Park
- Lowry Sports Complex
- Wings Over the Rockies
- Clark's Market
- Denver Beer Co

Retail & Office

- 135,000 SF Class A mixed use development
- The only commercial development within the 75 acre Boulevard One neighborhood
- Average cars per day on Quebec: 32,800

Neighborhood Composition

- \$130,000 Avg. Annual Household Income
- 800 New residential units with pricing from \$600,000 to over \$1 million
 - 130 Single-family homes
 - 105 Row homes & attached homes
 - 430 Luxury apartments
 - 92 Upscale condominiums



Area Demographics

Lowry

- 15,761 Residents
- 6,446 Households
- \$104,951 Avg. Household Income

Hilltop

- 7,325 Residents
- 2,835 Households
- \$251,972 Avg. Household Income

Hale

- 8,592 Residents
- 4,636 Households
- \$81,663 Avg. Household Income

South Park Hill

- 9,409 Residents
- 3,655 Households
- \$141,654 Avg. Household Income

Cherry Creek

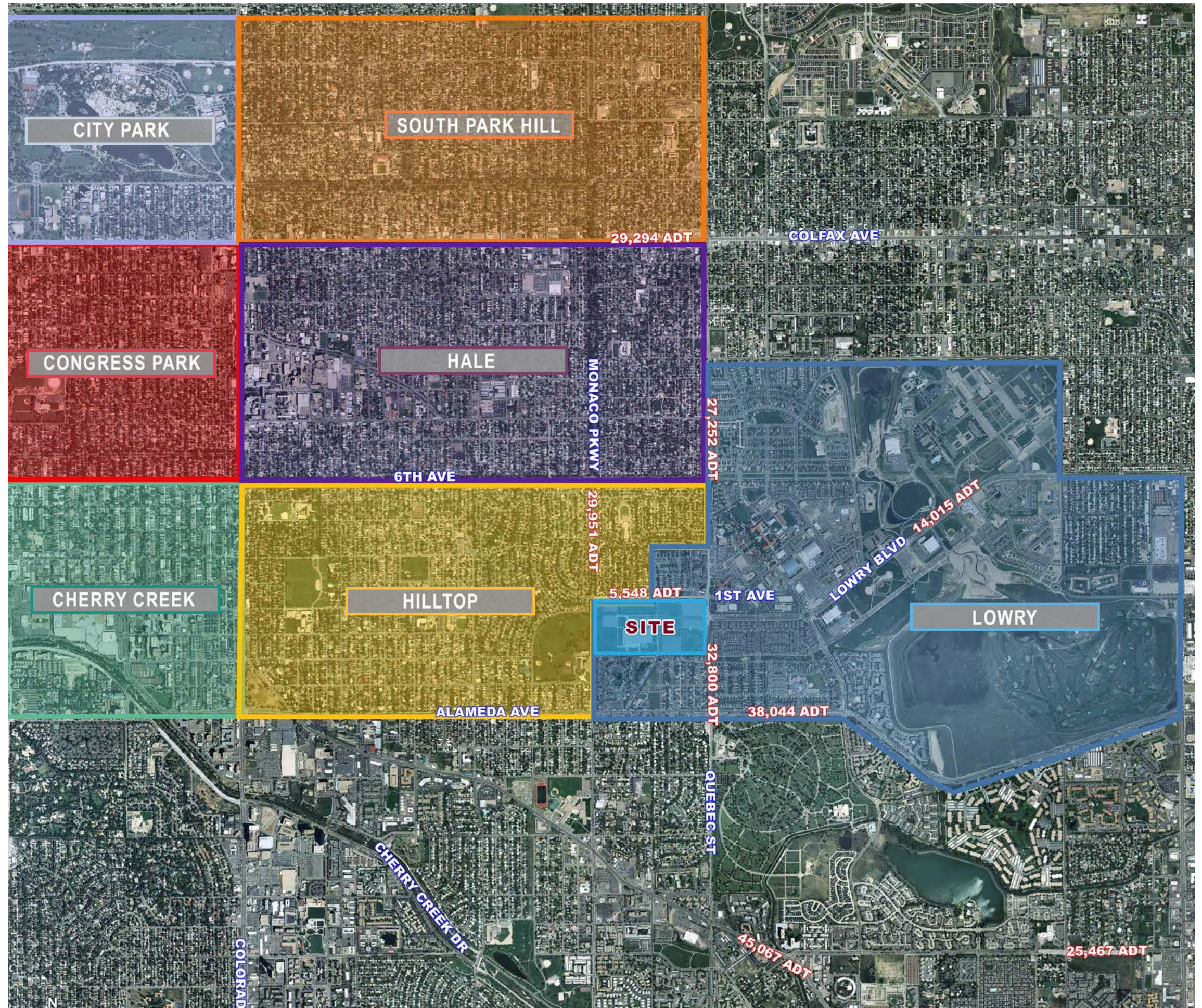
- 8,628 Residents
- 5,359 Households
- \$107,232 Avg. Household Income

Congress Park

- 11,430 Residents
- 6,173 Households
- \$95,726 Avg. Household Income

City Park

- 6,887 Residents
- 3,383 Households
- \$78,560 Avg. Household Income



Office Space

Southeast Building

- 70,000 RSF

Available Office Space

- Level 2: 7,673 RSF
- Level 3: 10,770 RSF

Additional Amenities

- Level 3 barrel-vault ceiling

Parking

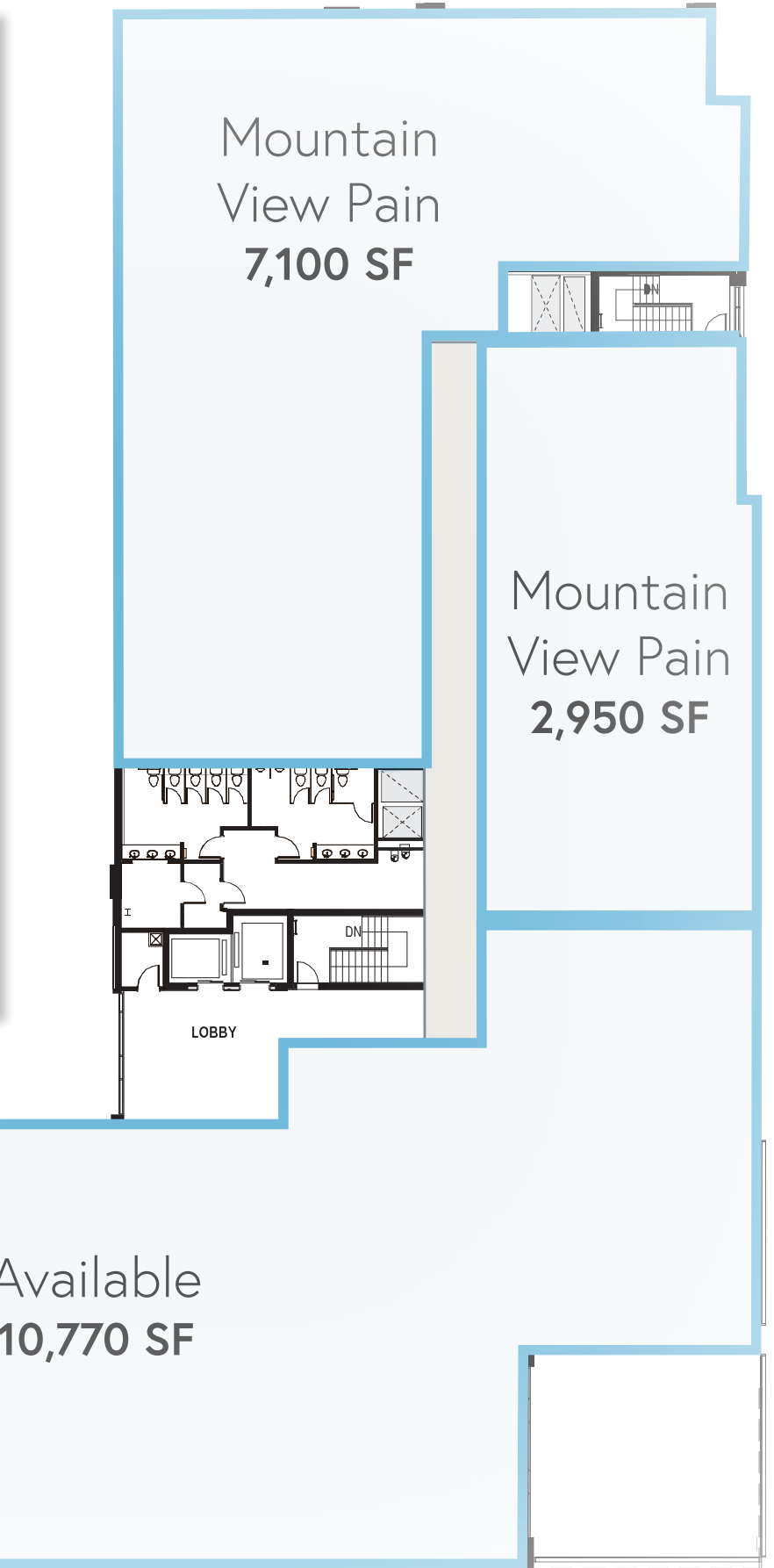
- 486 Stalls
- Non-reserved below grade parking available
- Parking is free of charge

Lease Rates

- The building is leased on a NNN basis beginning at \$28.00/SF
- Call listing agent for additional information and terms

Phone & Internet

- Comcast
- Century Link & Zayo Available



Contact Information



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Thank You.

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