



4601

DTC BOULEVARD

DENVER, CO 80237



Fully Invested in the Future





WELCOME

HERE, YOU'RE CONNECTED

With a prestigious Denver address in the North Denver Tech Center, 4601 DTC is in close proximity to dozens of restaurants, hotels, and shops, and has unparalleled access to the Denver Metro Area via I-25 & I-225.



EXPLORE



- URBAN EGG
- RUTH'S CHRIS STEAK HOUSE
- TAP & BURGER
- AMBLI
- Los Chingones
- KIMPTON CLARET HOTEL
- CORVUS
- HALO
- Saverino



Marriott
DENVER TECH CENTER

HYATT
REGENCY

4601
DTC BOULEVARD

- La Posada
- ELFE
- RUDGE BROS. PIZZA
- SONIC
- MICRO CENTER



Shanahan's

Snooze

- POTBELLY
- TERIYAKI MADNESS
- Ocha's

QDOBA MEXICAN EATS

Panera

Harvey's

- STARBUCKS COFFEE
- PANCAKE HOUSE
- OCEAN PRIME FISH - STEAKS - COCKTAILS
- BIRD BRAND
- my fit FOODS
- FedEx Office
- ensO
- 1-BANK
- Eddie V's PRIME SEAFOOD

IMMEDIATE ACCESS TO I-225 & I-25

GEORGE M WALLACE PARK

UPGRADE

249,449
SF

DENVER
ADDRESS

1982
YEAR BUILT

RECENTLY
RENOVATED

24,000 SF
FLOORPLATE

41,000 SF
STRUCTURED PARKING

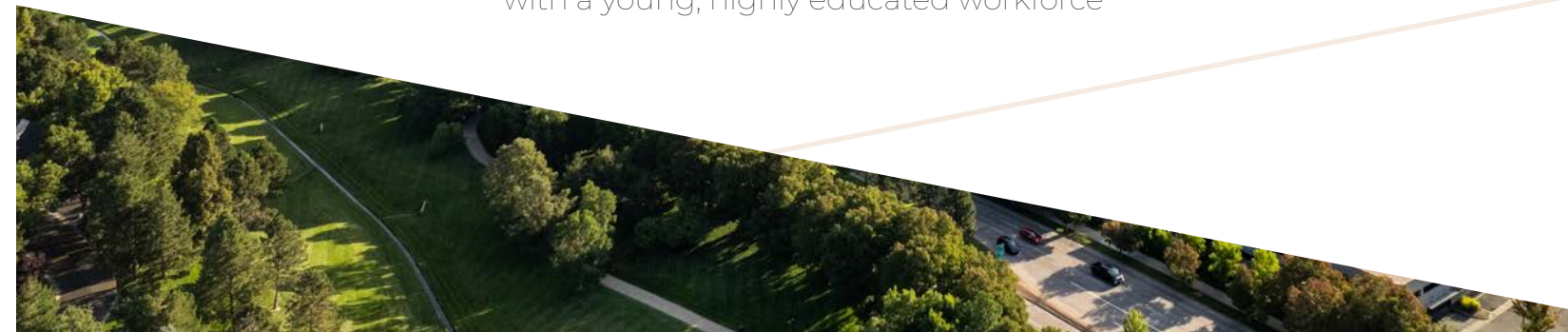
9'
FINISHED CEILINGS

12'
SLAB TO SLAB



PREMIER DENVER ADDRESS

Its prestigious Denver address in the North Denver Tech Center provides 4601 DTC Boulevard with access to extensive new multi-family and retail development in a true mixed-use neighborhood, with a young, highly educated workforce





ENERGIZE



Large Recently Renovated
Fitness Center



Grab-n-Go
Food Service



Recently Renovated,
Elegant Lobby



Outdoor
Terrace

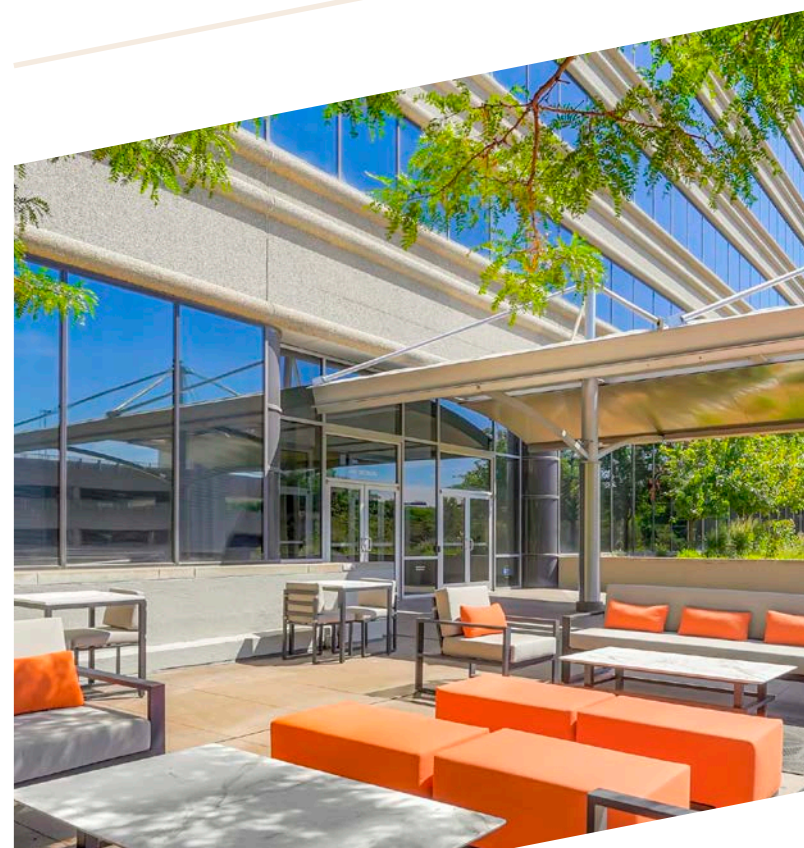
Secure Bike
Barn

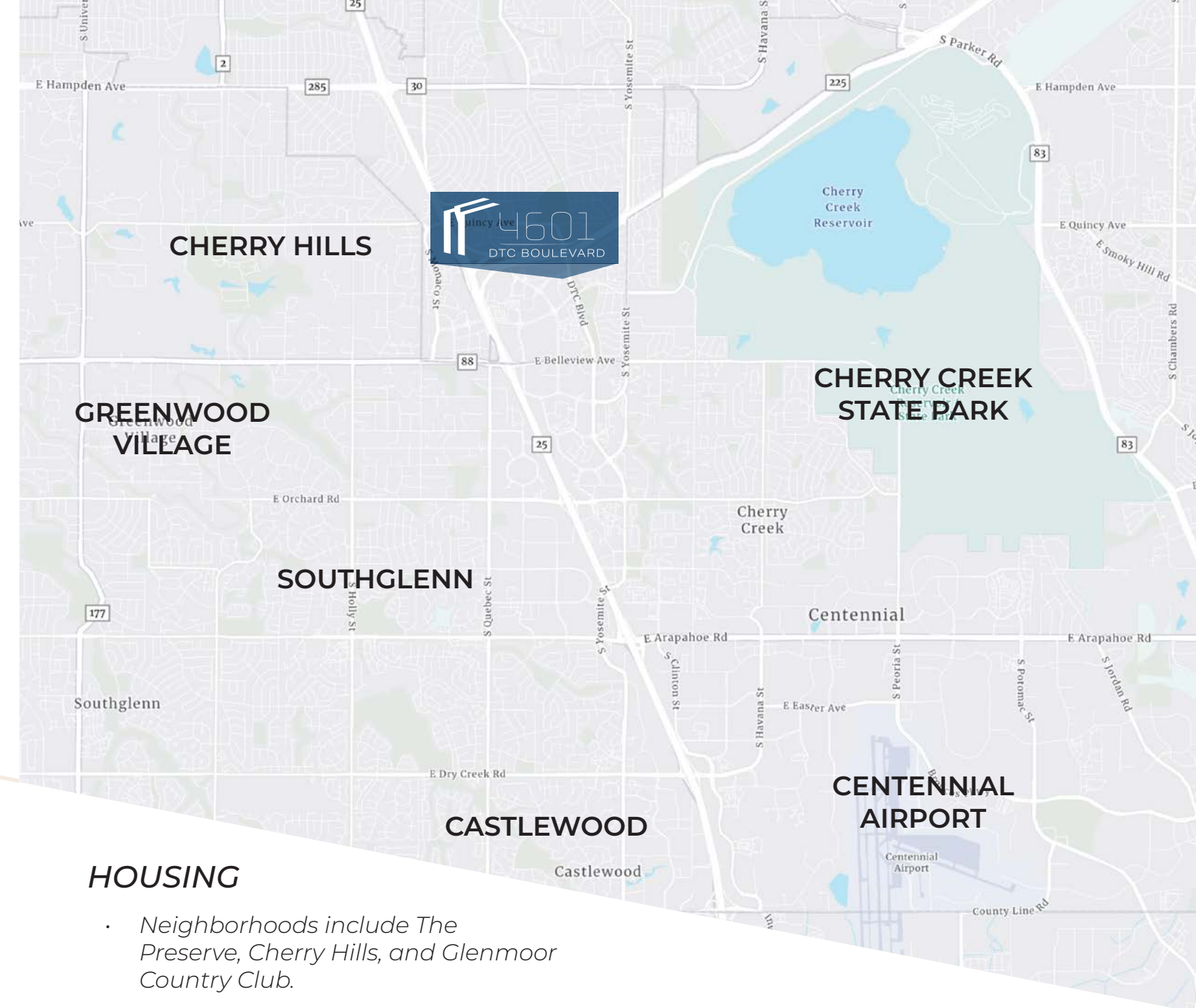
Covered
Parking

Conference
Center

Showers &
Lockers

Tenant
Lounge





ENJOY



BELLEVUEV STATION

Transfer point between the southeast line and the I-225 line.

42 acre, mixed-use, urban-suburban development with retail, apartments and two hotels



FIDDLER'S GREEN AMPHITHEATER

Hosts dozens of sell-out concerts each year



OUTDOOR RECREATION

George Wallace Park, Goldsmith Gulch Trail and the nearby Cherry Creek State Park provide miles of bike and running trails

HOUSING

- Neighborhoods include The Preserve, Cherry Hills, and Glenmoor Country Club.
- Nearly 1,500 new apartment units completed in the last 24 months and thousands of additional apartment units under construction





BELONG

CEILINGS

Typical finished ceiling height on floors 2-10 is approximately 9'.

SUPERSTRUCTURE

alternating horizontal rows of an aluminum frame and glass curtain wall system with concrete accent panels.

CURTAIN WALL

The building's exterior is precast concrete spandrel panels and ribbon windows.

HVAC

units were replaced in 2008 & 2009

ELECTRICAL

4,000 amps, 277/480V, 3 phase, 4 wire.

EMERGENCY POWER

Cummins 600 kw/750 kva generator with 250 gallon Pryco tank.





4601

DTC BOULEVARD
DENVER, CO 80237

Robert Whittelsey

Principal

303 283 4581

robert.whittelsey@colliers.com

Abby Pattillo

Principal

303 283 4579

abby.pattillo@colliers.com

Daniel Krulig

Associate

303 283 4570

daniel.krulig@colliers.com

4643 S. Ulster St. Ste. 1000
Denver, CO 80237

303 745 5800
colliers.com/denver



This communication has been prepared by Colliers Denver for advertising and/or general information only. Colliers Denver makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers Denver excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising therefrom. This publication is the copyrighted property of Colliers Denver and/or its licensor(s). © 2023. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.