

# 4555

## AIRPORT WAY

Denver, CO 80239



### Class A Office Building Available For Lease

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# Denver's Premier HQ Opportunity

Discover 4555 Airport Way - a thoughtfully designed; state-of-the-art office building conveniently located in the Denver metro area. With ample amenities, incredible views and floor to ceiling windows, this space offers tenants more than just a workplace. Highly accessible and located in the rapidly growing Denver area, 4555 Airport Way is the ideal headquarters location.



LEED Silver Certified Building



State-of-the-art design



Incredible views



Highly accessible area with ample amenities nearby



**86,738 RSF**  
RBA

**36**  
Carport Spaces

**4**  
Stories

**3.82/1,000 SF**  
Parking  
442 Spaces

**3**  
Elevators

**2<sup>nd</sup> - 3<sup>rd</sup> Floor**  
Ceiling Height  
16" Finished

**1<sup>st</sup> Floor**  
Ceiling Height  
13" Finished

**A**  
Class

**2008**  
Year Built

**21,685 SF**  
Typical Floor

1st Floor - 26,458 RSF  
2nd Floor - 20,079 RSF  
3rd Floor - 20,101 RSF  
4th Floor - 20,100 RSF



# Amenities

4555 Airport Way's numerous on-site amenities are designed to enhance tenant wellbeing, with ample space to meet, collaborate, and unwind.



Fitness Center



Outdoor Plaza





Employee  
Dining Center



Conference  
Facility



Roof Top Patio  
Dedicated to  
2<sup>nd</sup> floor



Back Up  
Generator



# Location is Everything

At 4555 Airport Way, tenants will benefit from working in an amenity-rich area with a growing community. This prime location offers an ideal setting for businesses to thrive.



Conveniently nearby amenities on 40<sup>th</sup>



Proximity to Light Rail



15 min drive from DIA (9.7 miles)



13 min from Gaylord Hotel (5.7 miles)



22 min from Downtown Denver (14.6 miles)



# 205,517

Current Population  
in a 5 Mile Radius

# 7.2%

Population Growth in Next 5  
Years (More Than 5% Higher  
than the Nation Average)

# 51.5%

Have a College  
Education or Higher

2.25 miles



1. Mtn Pass Sports Bar  
2. Pinyons @ Gaylord Rockies  
3. Old Hickory  
4. Monte Jade



Hampton  
COURTYARD  
BY HARRIOTT  
OUTBACK  
STEAKHOUSE  
Anthony's  
Urban Sabor  
EST. 1983  
UNO  
PIZZERIA & GRILL

Applebees  
CAMBRIA  
hotels  
Residence Inn  
HARRIOTT  
DENVER AIRPORT  
GATEWAY PARK  
Aloft  
F&S  
FIRE & SPICE  
Woolley's  
CLASSIC WHISKY  
Woolley's  
GRILL & COUNTRY

Ted's  
MONTANA GRILL  
Authentic American Dining

chilis  
Chick-fil-A  
DEL TACO  
Walmart  
Supercenter  
BEST BUY  
THE HOME DEPOT

STARBUCKS  
COFFEE

Quality  
INN & SUITES  
SYLO HOTEL  
McDonald's  
BURGER KING  
Jack  
in the box

SLIM CHICKENS  
FIVE GUYS

INTERSTATE 70  
INTERSTATE 225

Pena Blvd

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