

CENTERPARK

A WESTFIELD PROJECT

4900, 5000 & 5050 Osage Street, Denver, CO

17,700 SF, 18,000 SF & 20,400 SF
Available For Lease

DOWNTOWN DENVER

Building B
4900 OSAGE STREET

Building C
5000 OSAGE STREET

Building D
5050 OSAGE STREET

WESTFIELD

CUSHMAN & WAKEFIELD



PROPERTY HIGHLIGHTS



Located within minutes to Denver's Central Business District, 16 minutes to Denver International Airport and 14 minutes to the Denver Tech Center, Centerpark is truly Central with no location in the metro area more than 20 miles away. I-70 and I-25 are two of the most highly traveled interstates in the State of Colorado.



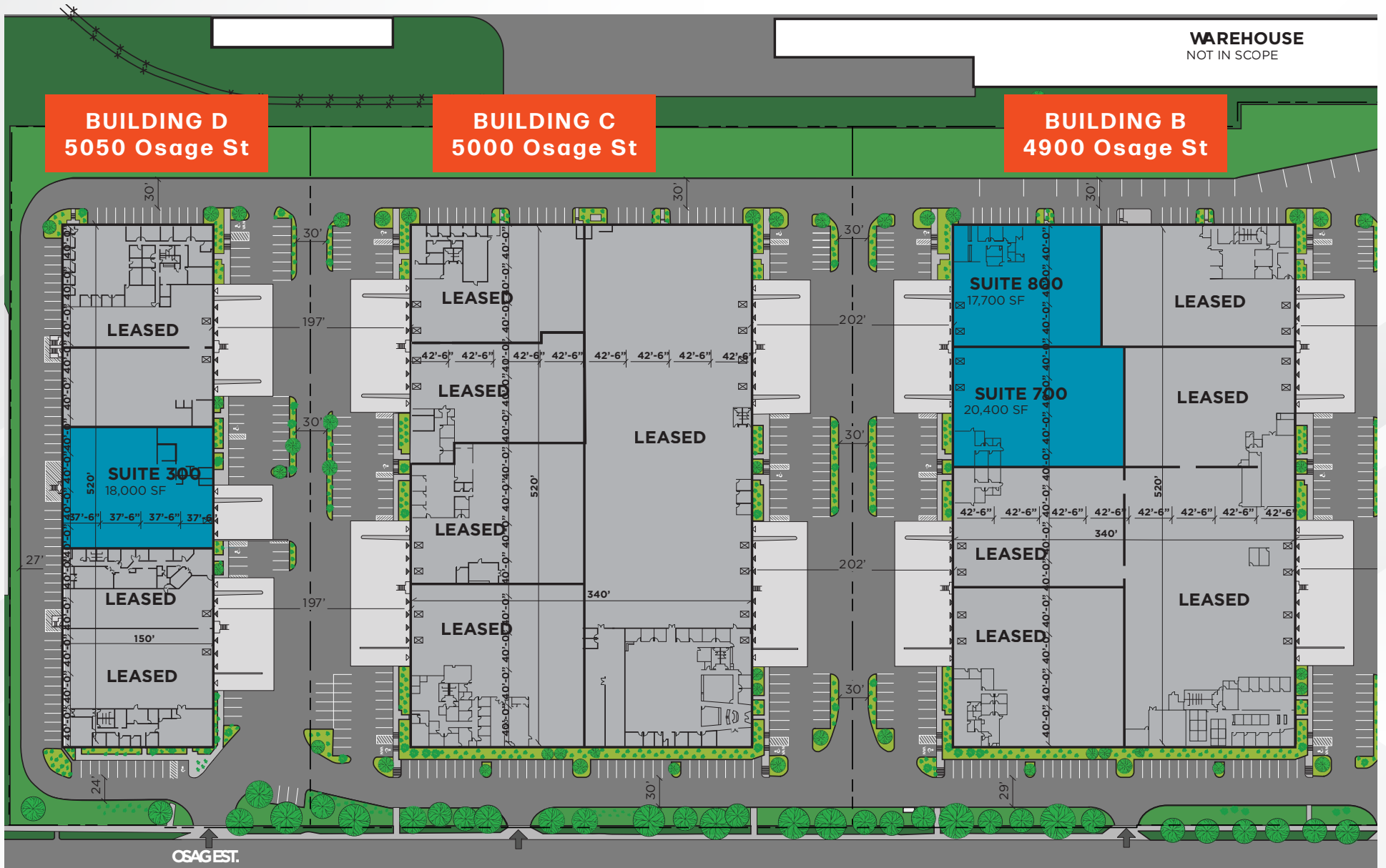
Outstanding identity, exposure, and access to a well-qualified labor base and the entire metro area.



Conveniently located in an Enterprise Zone.



SITE PLAN



SITE PLAN

4900 Osage Street, Denver, CO
Building B | Suite 700



Total SF
±20,400

Office SF
±1,925

Warehouse SF
±18,475

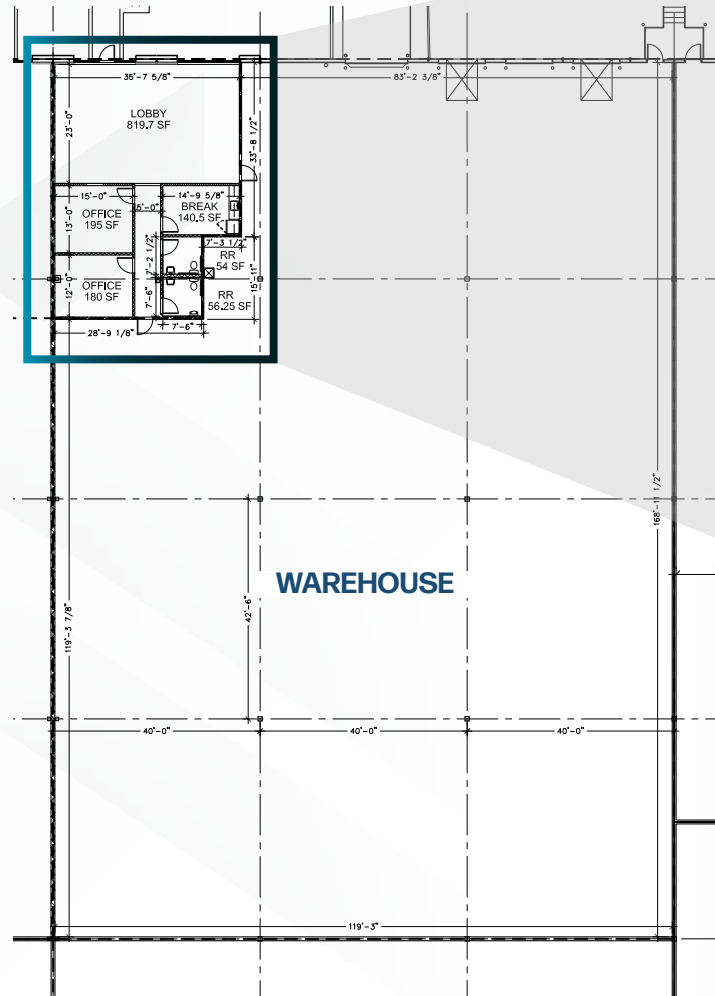
Clear Height
30'

Fire Suppression
ESFR

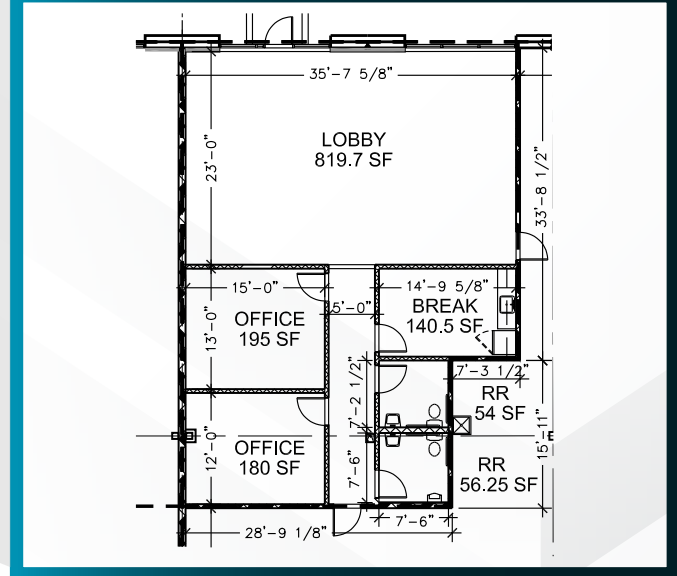
Loading
3 Docks (2 with levelers)

Drive-ins
1 Drive-In Door

Parking
11 Stalls



OFFICE: 1,925 SF



KEY PLAN:



SITE PLAN

4900 Osage Street, Denver, CO
Building B | Suite 800



Total SF
±17,700

Office SF
±2,664

Warehouse SF
±15,036

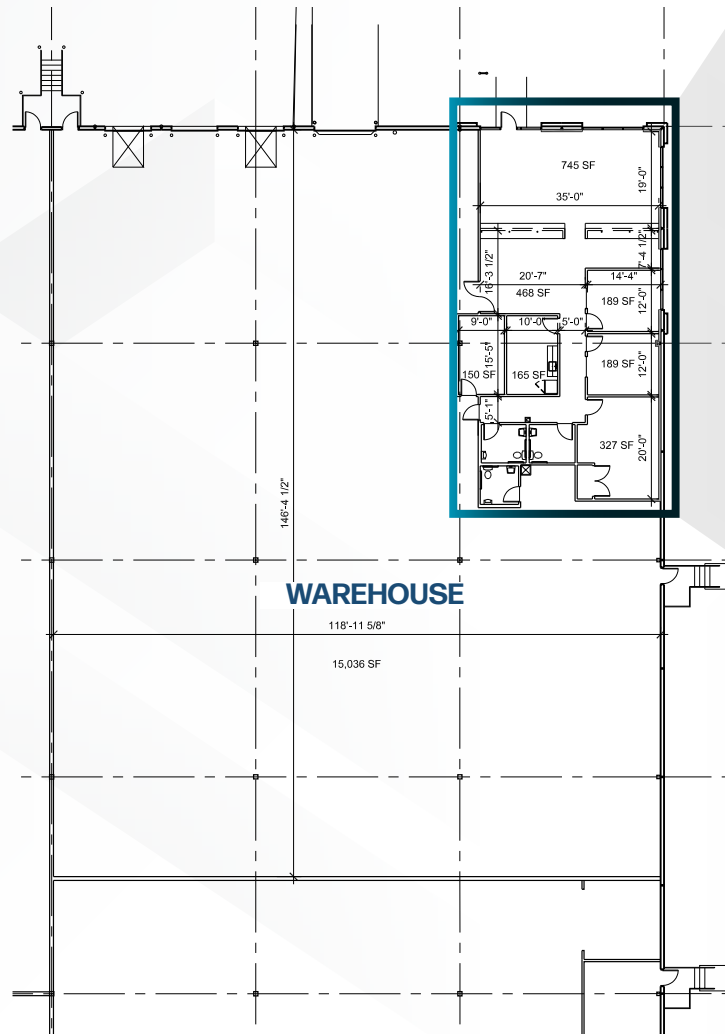
Clear Height
30'

Fire Suppression
ESFR

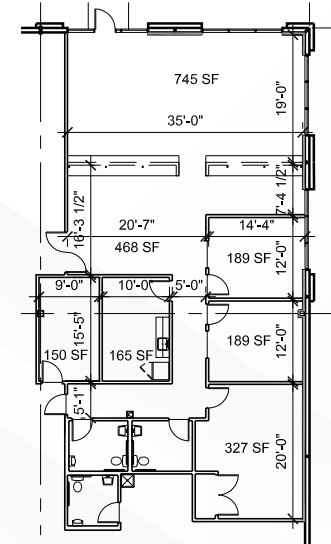
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3 Docks (2 with levelers)

Drive-ins
1 Drive-In Door

Parking
34 Stalls



OFFICE: 2,664 SF



KEY PLAN:



CORPORATE NEIGHBORS AND DEMOGRAPHICS

DEMOGRAPHICS

	Within 3 Miles	Within 5	Within 7
Population	150,587	432,077	816,769
Households	73,225	202,949	357,559
Average HH Income	\$133,655	\$114,883	\$117,841
Daytime Population	234,111	581,945	947,721
Total Businesses	11,086	24,679	39,059



POPULATION DENSITY

2025 POPULATION DENSITY
YOU CAN REACH 2.6M PEOPLE
WITHIN A 30 MINUTE DRIVE

30 MINUTES
TOTAL POP | 2,603,078


15 MINUTES
TOTAL POP | 735,733

CENTERPARK

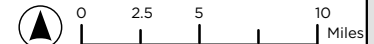
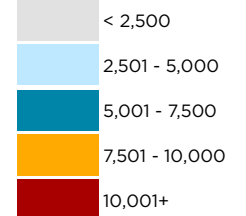
DEMOGRAPHICS WITHIN 15 & 30 MIN

	15 MIN	30 MIN
Total Pop	735,733	2,603,078
Pop Ages 20 - 34	190,918	456,480
Median HH Income	\$88,579	\$102,408
Median Age	35	37
Pct. Highly Edu.*	49% 234,504	51% 723,849

*Percent derived from total pop 25+ and includes those with a Bachelor's Degree and higher

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2025 Population Density
Population Density (Pop/Sq Mi) by Census Tract



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