



DTC TECH

7595 & 7601 Technology Way, Denver, CO



DTC TECH

LOCATED IN THE HEART OF
THE DTC SUBMARKET



LOCATION
DENVER, CO



PROPERTY SIZE
385,990 RSF
7595: 195,788 RSF
7601: 190,202 RSF



BUILDINGS
2



FLOORS
6 STORIES EACH



FLOOR PLATE
7595: 32,750 RSF
7601: 29,500 RSF



PARKING
7595: 4.3 :1,000/SF
7601: 3.9: 1,000/SF

Welcome to **DTC TECH**

DTC TECH is a Class A two-building campus located in the heart of the Denver Tech Center ("DTC") submarket, one of Denver's most established and coveted suburban office markets. The property has good exposure to two interstate highways and sits in close proximity to the Belleview Light Rail Station, hotel and retail amenities and a new multifamily development.

The campus is comprised of two six-story buildings, each with connectivity to its own adjacent parking structure. The property is one of the highest quality office complexes in the DTC submarket and has undergone a recent renovation to enhance the campus amenities, which consist of fitness centers, conference facilities and an on-site café. The property's efficient floor plates and attractive mountain views are ideal for corporate users.



Property FEATURES

7595 TECHNOLOGY WAY



Heavily Landscaped, Expansive
Courtyard with Lawn Areas,
Outdoor Amphitheater, Fire Pits &
Shade Gardens



On-Site Café and Coffee
Bar in Lobby



Renovated Lobby with Sizeable
Tenant Lounge Connected to
Courtyard



Walking Distance to
Bellevue Station



Direct Access to I-25 & I-225



100 Seat Conferencing Facility /
Training Room with WIFI



Fitness Center with
Showers and Lockers





Property FEATURES

7601 TECHNOLOGY WAY



Cathedral Ceilings in Lobby



Light-Filled Reception Area



Bright Elevator Entry



Spacious Lounge Area



Large Open Lounge



Outdoor Patio



Fitness Center



Denver WORKFORCE TALENT

7TH

fastest growing large
labor market in the US

6TH

highest ratio of residents
with bachelor's degree
or higher

12TH

largest tech
talent workforce

400,000

new jobs have been
created in Colorado over
the last 10 years

#2

largest aerospace
economy in the nation
(employment increasing by 30.1% in
the last 5 years)

\$11.4 Billion

annually in revenue from
Colorado's energy and
natural resources industry

DTC Submarket LABOR DEMOGRAPHICS

(5mi. Radius)

Economy Overview



334,216
Population

Population grew by 37,502 over the
last 10 years and is expected to grow
nearly 20,000 over the next 5 years



83.7%
Employment Rate

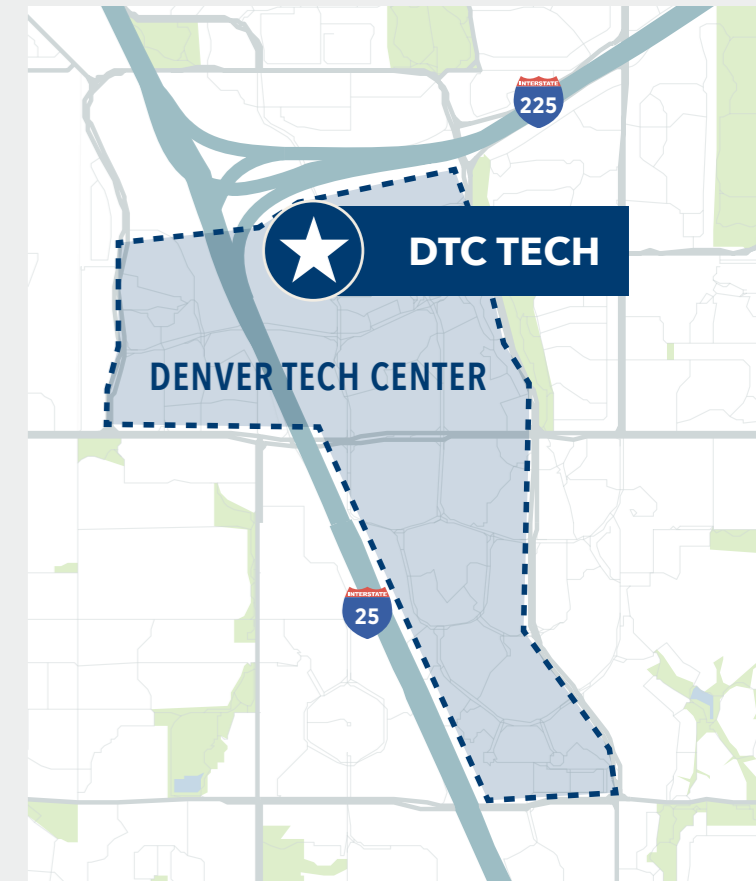
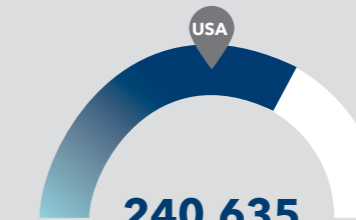
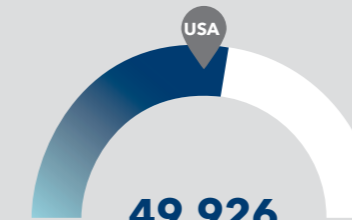
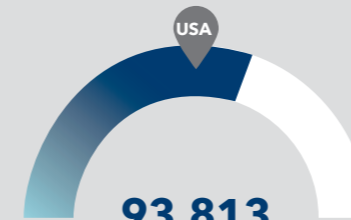
The employment rate is
1.41 times higher than the
national average of 59.23%



\$112,126
Average Earnings

Average earnings are 48%
higher than the national
average of \$54.1K

Population Characteristics



Property LOCATION

Hotels

1. Extended Stay America
2. Fairfield Inn & Suites by Marriott
3. Hampton
4. Hilton Garden Inn
5. Hyatt Place
6. Hyatt Regency
7. Marriott Hotels
8. Motto by Hilton

Restaurants

1. Black Rock Coffee
2. Blue Ocean Asian Cafe
3. Blue Sky Cafe
4. Cafe One Dtc
5. Chianti Ristorante Italiano
6. Craft Deli
7. Eddie V's Prime Seafood
8. Java Joint
9. Jersey Mike's
10. Pappadeaux Seafood Kitchen
11. Pappas Bar-B-Q
12. Pint Brothers
13. Potbelly Sandwich Works
14. Prentice Cafe
15. Qdoba Mexican Grill
16. Root 25 Taphouse and Kitchen
17. Shanahan's Steakhouse
18. Snooze Eatery
19. Teriyaki Madness
20. The Garden Grille & Bar
21. The Griffin Tavern
22. The Sandwich Board
23. Wendy's
24. YaYa's Euro Bistro
25. Zane's Italian Bistro

Retail Centers

1. Bellevue Station

Corvus Coffee
Le French Bakery & Cafe
Los Chingones
Playa Bowls
Ruth's Chris Steak House
Sushi-Rama & Osaka Ramen
Tap & Burger Bellevue Station
Urban Egg A Daytime Eatery
Yampa Sandwich Co.
A Line Boutique
Barre3
Movet
The Nest Nail Spa
OrangeTheory
YogaSix
Matthew Morris Salon
Western Union
TD Ameritrade

2. Bellevue Promenade

Ocean Prime Denver Tech Center
Chipotle Mexican Grill
The Original Pancake House
Enso Sushi & Grill
Bird Bakery
Starbucks
FedEx
KeyBank

3. Bellevue Square

Bonefish Grill
Einstein Bros Bagels
Starbucks
Glacier Homemade Ice Cream
Subway
AT&T Store
T-Mobile
UPS Store
Chase Bank



RESTAURANTS

626 / 5 MILES



HOTELS
76 / 5 MILES



RETAIL
12 / 5 MILES



VENUES

8 / 5 MILES



5 MINUTES
to Cherry Creek Trail

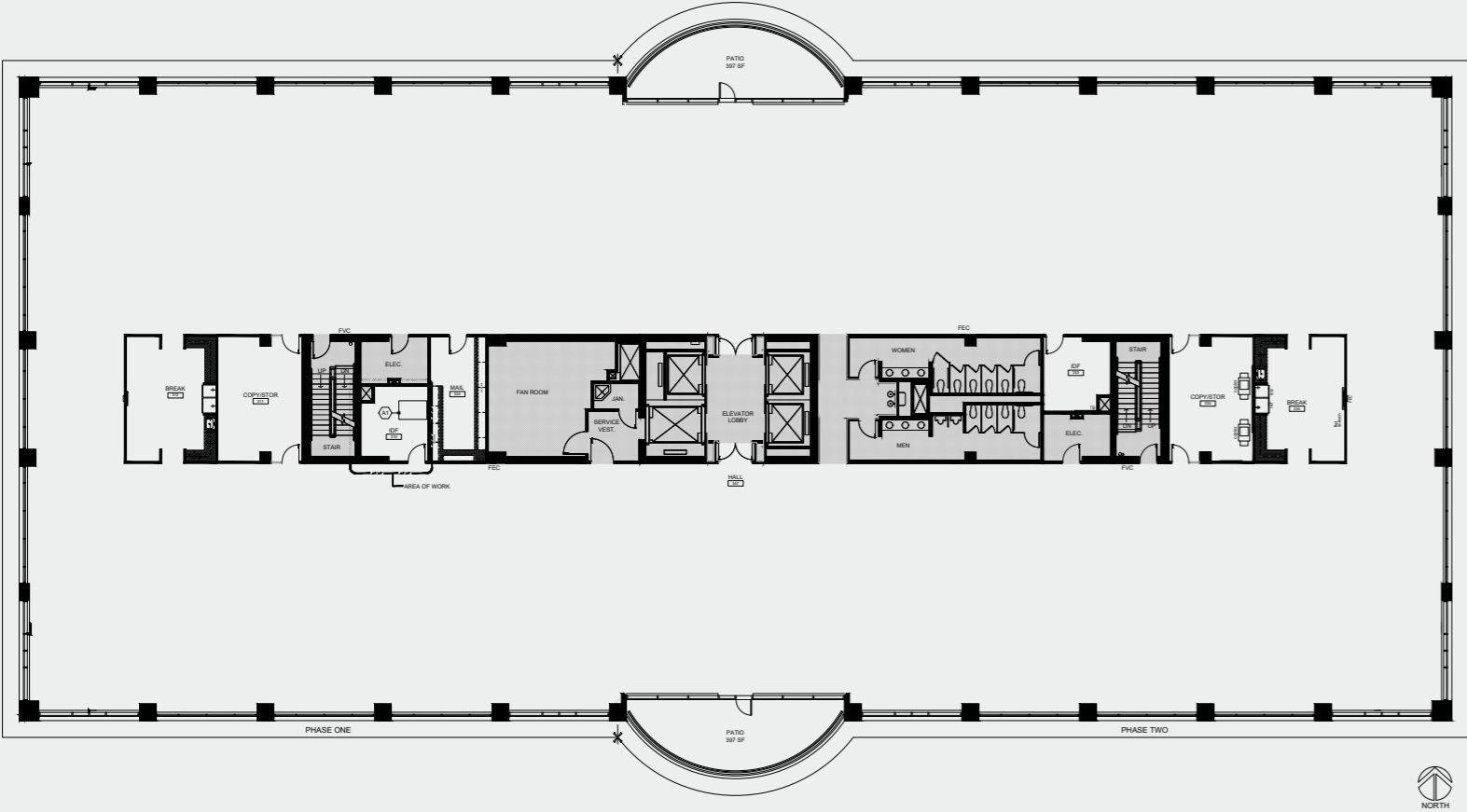


9 MINUTE WALK
to Bellevue Station Retail



15 MINUTES
to Centennial Airport

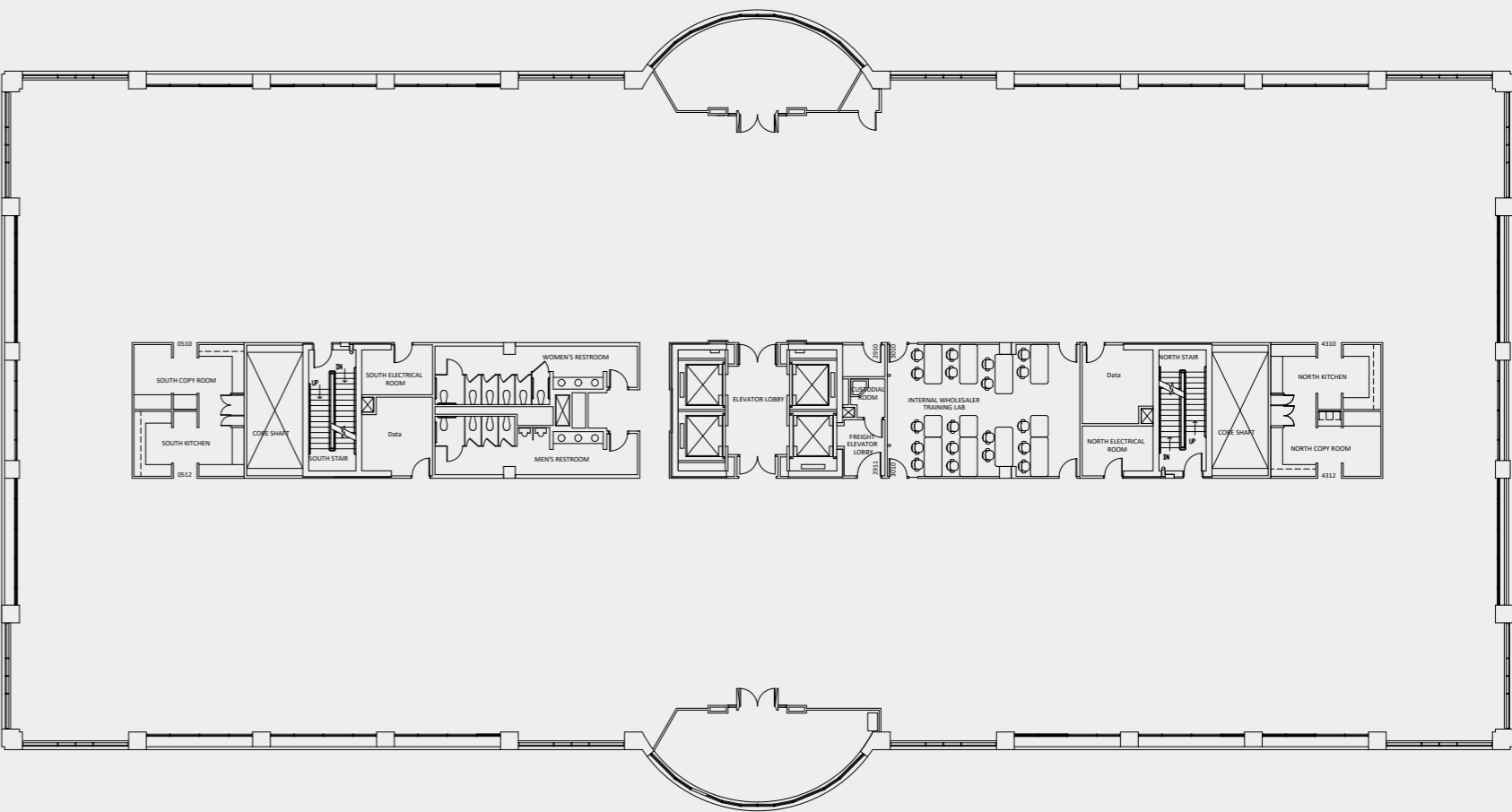
Typical **FLOOR PLATE**



Available Space: ■ Suite 100: 2,427 RSF ■ Suite 140: 5,427 RSF ■ Suite 300: 32,773 RSF

NOT TO SCALE

7595 TECHNOLOGY WAY



NOT TO SCALE

7601 TECHNOLOGY WAY

DTC TECH

[Click Here for Availabilities](#)

DOUG WULF

Executive Managing Director
+1 303 312 4218
doug.wulf@cushwake.com

DAN MILLER

Managing Director
+1 303 312 4272
dan.miller@cushwake.com

ANDREW McCABE

Director
+1 303 312 4253
andrew.mccabe@cushwake.com



©2022 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE. COE-PM-WEST- 12/09/22

