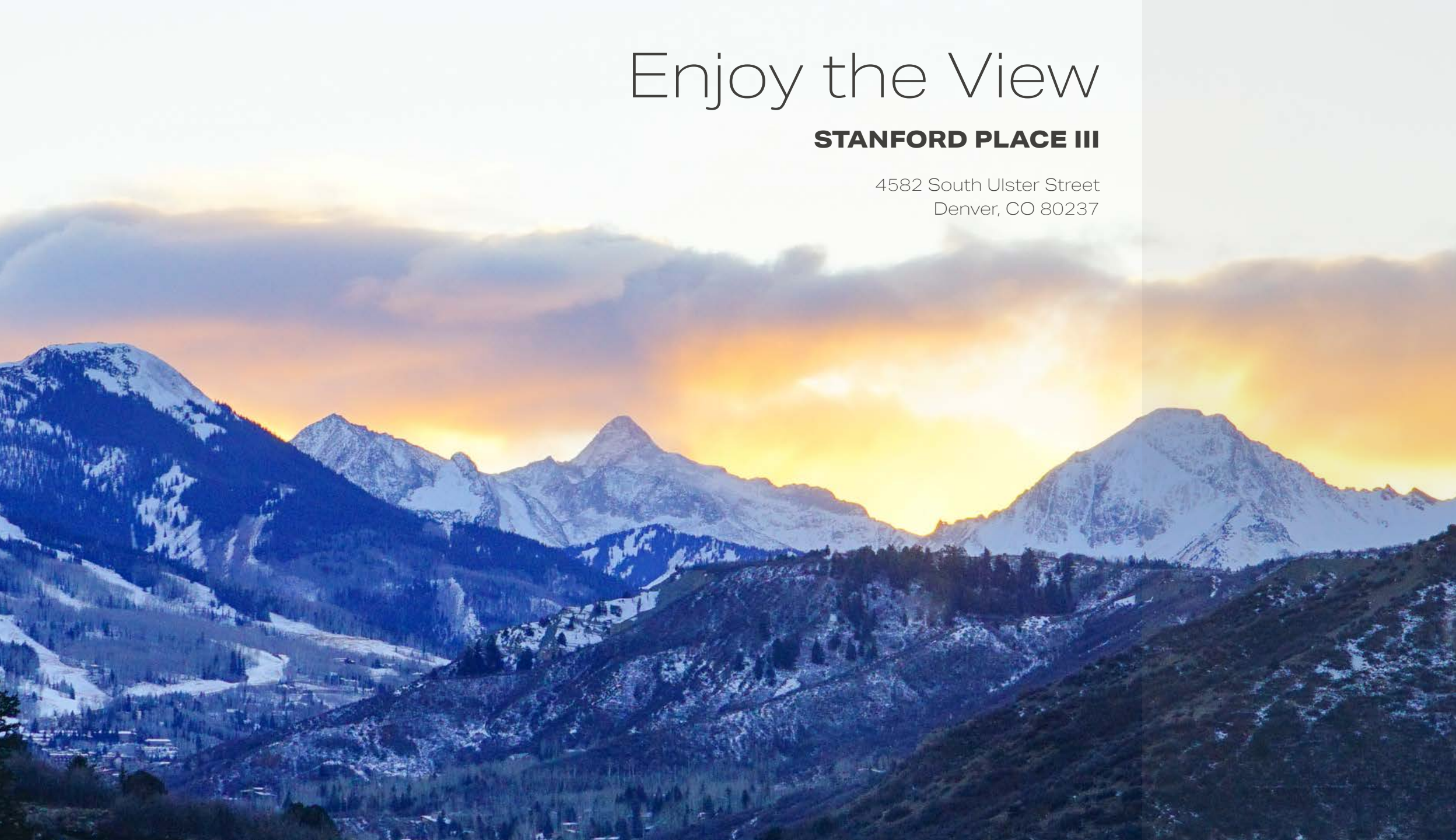


# Enjoy the View

## **STANFORD PLACE III**

4582 South Ulster Street  
Denver, CO 80237





Building Size  
**363,416 SF**

Narrow Bay Depth  
**Significant Natural  
Daylight**

Column Free  
**Highly efficient 22,000  
SF floorplate**

Structured Parking  
**Protection from the  
elements**

Finished Ceiling  
**9'**



thebuilding



# DRIVE

Explore Countless  
Conveniences within  
1/2 mile.



**7 Hotels**



**+30 Restaurants**



**Bellevue Light  
Rail Station**



**7 Fitness Options**



**5 Retail Centers**



where to?



# WALK

- 10 minute drive to **Cherry Hills**
- 17 minute drive to **Castle Pines**
- 18 minute drive to **Downtown Denver**
- 30 minute drive to **DIA**
- 80 minute drive to **Winter Park**



# wellness

## Improved Focus

Natural daylight creates 47% more optimistic outlook and 2% higher productivity.

## Improved Energy

20 minutes of exercise provides energy equal to a cup of coffee.

## Fewer Sick Days

Regular exercise can reduce sick days by 45%.

Live nearby? Utilize our bike storage with a repair station and lockers.

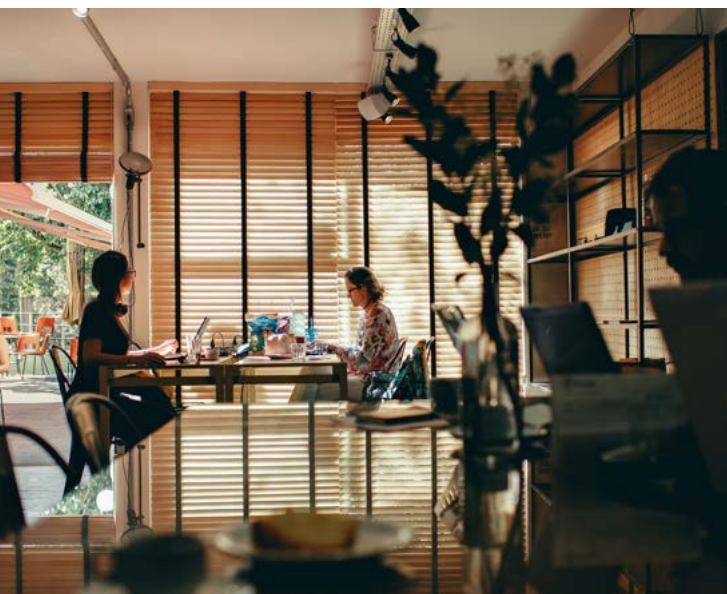
68% of workforce feels more valued if employers considers their health and wellbeing.

Updated fitness center with showers & lockers.





# nourish



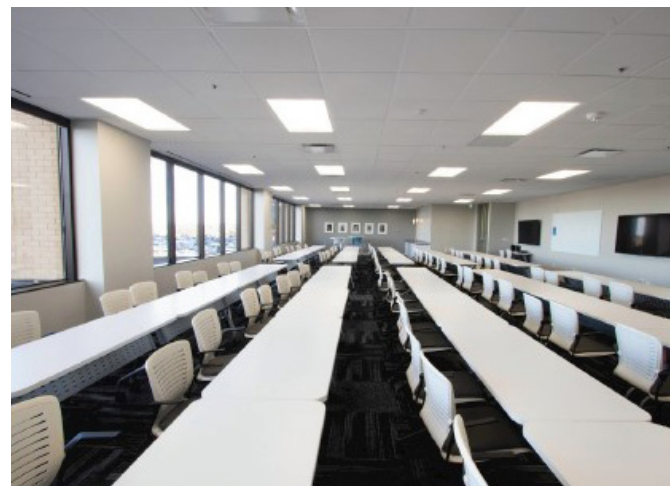
Enjoy our newly renovated  
café & collaborative common  
area with a Starbucks kiosk.



100-person common training room  
and 30-person boardroom.

# meet

No need to go off-site for  
your conference needs at  
SPIII, big or small.



Informal, collaborative  
meeting areas.

# getaway

Need to step out?

Take full advantage of  
various activities just  
minutes away.



Exercising improves brain  
performance.



4

minute drive to

**GOLFTEC**



4

minute walk to

**Root25 Taphouse**



6

minute bike ride to

**Cherry Creek  
State Park**



8

minute drive to

**Fiddler's Green  
Amphitheater**



9

minute walk to

**ONE Yoga**





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**Professionally Managed and Operated by:**

