



2373 CENTRAL PARK BOULEVARD  
DENVER, CO 80238

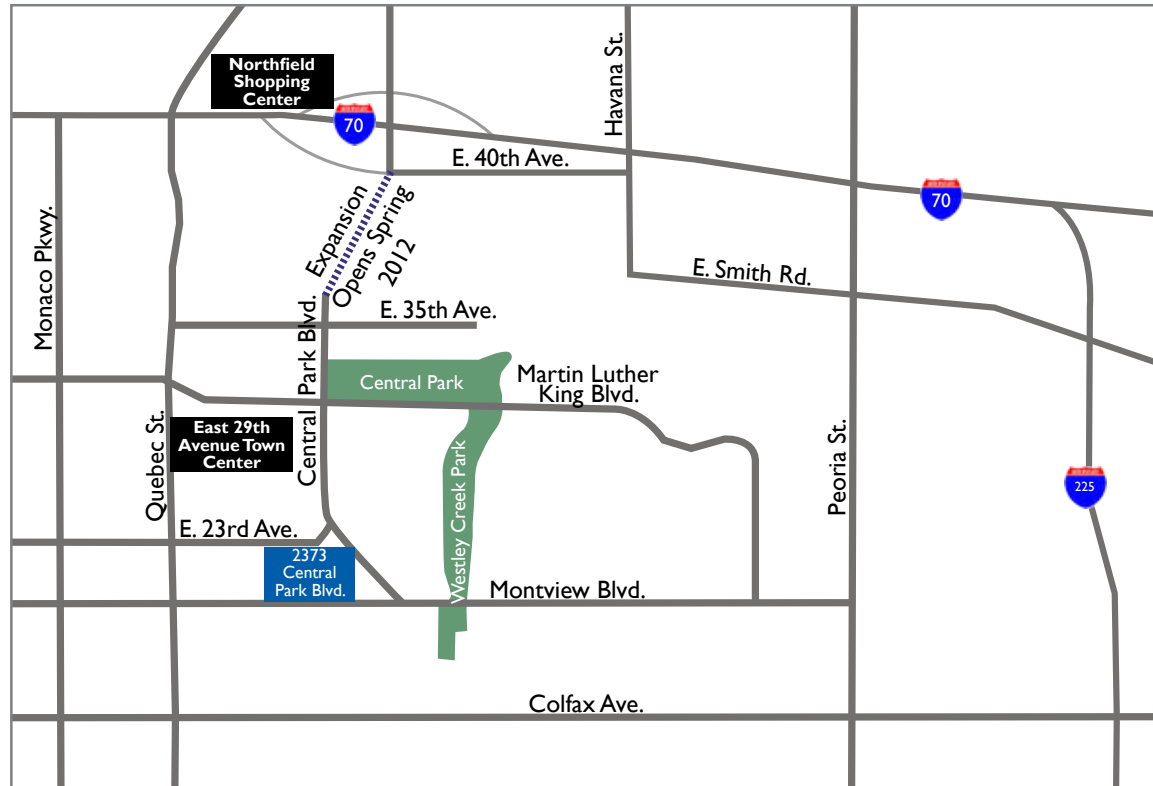
Central Park Professional Condominiums

Stapleton. The High Performance Workplace.



Central Park / I-70 Interchange Opens

I-70/Central Park Blvd Interchange includes a new pedestrian-friendly bridge that crosses I-70 and provides direct access between Stapleton and I-70 and I-270. The ramps were designed specially for pedestrians and cyclists. The new intersection will serve an estimated 18,000 daily drivers.



Office & Retail Condominiums For Sale / Lease

Suites available from 1,973 sq. ft. to 12,236 sq. ft.

Stapleton - The Right Place

- Nearly 10,000 residents, seven schools and more than 200 business, shops, restaurants and services
- 24 parks in the the Stapleton area, including Denver's third largest park, Central Park
- Easy access to I-70 via two interchanges and to I-270 and I-225
- 15 minutes to downtown
- 15 minutes to Denver International Airport
- Situated along a planned commuter rail line
- Located within Denver's Urban Enterprise Zone (which can reduce state income taxes)



updated  
1.2012

- Great value - priced from \$100 to \$130/sq. ft.
- Select suites available for lease \$16.50/sq. ft. NNN
- Finished office suites or shell space to design your new work space
- Three story building totaling 44,952 gross square feet
- Parking: 3.6:1,000
- Year of construction: 2007
- Within walking distance to Denver School of Science and Technology, the City and County of Denver Police Academy, Bladium Sports & Fitness Club, Colorado Studios, and the recently opened Montessori Children's House of Denver

Exclusively marketed by:

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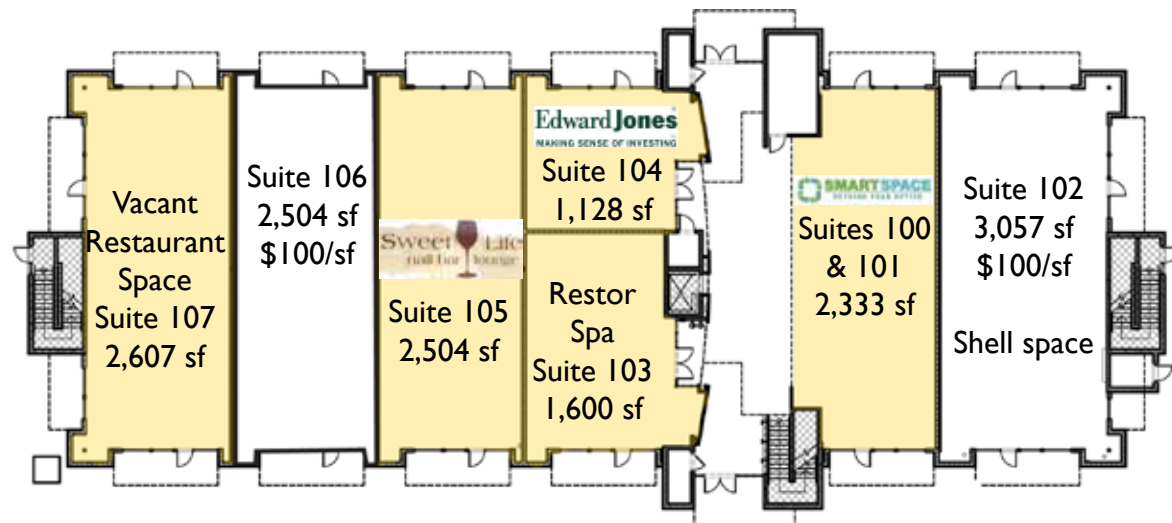
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# FLOOR PLANS

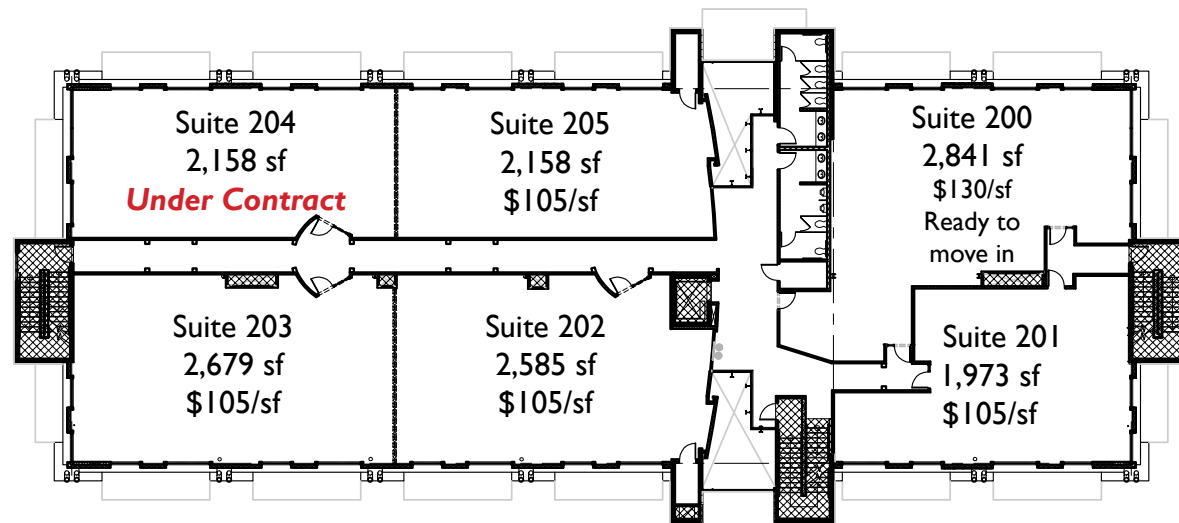
# PROJECT DETAILS

Suites available from 1,973 sq. ft. to 12,236 sq. ft.

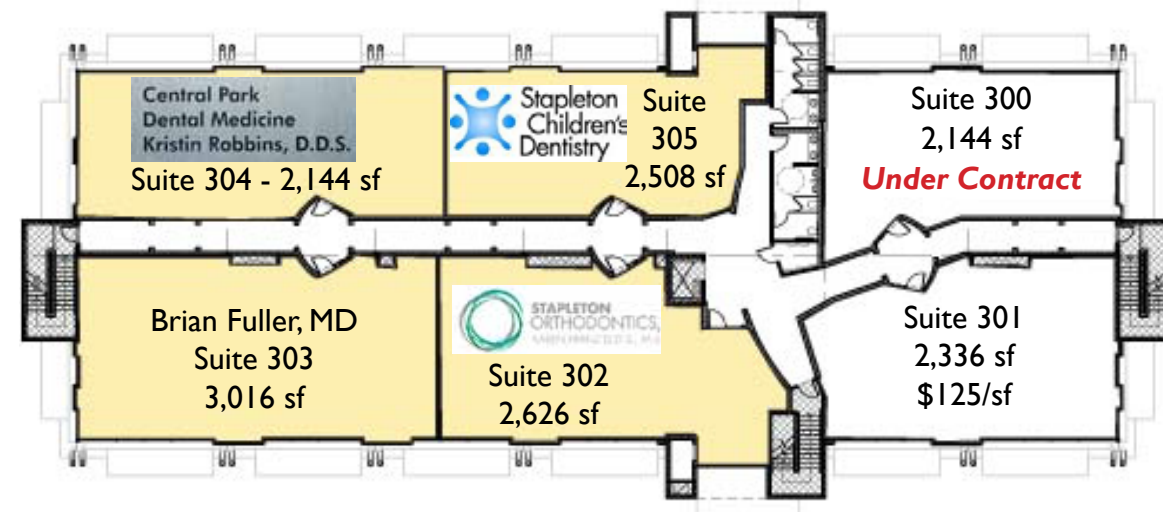
First Floor



Second Floor



Third Floor



## Property Highlights:

- Rare opportunity to purchase professional office and retail condominiums in Stapleton, the nation's largest urban redevelopment. First generation space. It's all new. You can create your work environment just the way you want it without having to undo the previous owner's concept of planning and interior design.
- Centrally located at the corner of Central Park Boulevard and East 23rd Avenue in Stapleton
- RTD bus stop at the front door
- Great architectural style provides strong identity
- Ideal for professional, medical and retail offices seeking their own piece of Stapleton
- **Association fees:** Owners association fees are \$2.00/sf/year. The association fees includes all common operational needs including property management, landscaping, trash removal, snow removal, property insurance (structural and grounds), parking lot maintenance, janitorial for common areas, pest control, fire alarm monitoring system, elevator maintenance, and a capital reserve fund. Owners are responsible for respective real estate taxes, and janitorial and utilities within their suite.
- Shell price includes completed common area restrooms except in Suites 102 and 106. Suite 200 is turn key and ready for immediate occupancy



~ 2nd floor lobby elevator ~



~ Large common restrooms ~



~ Floor to ceiling windows ~



~ Great architectural design ~