

# STANFORD PLACE

## PROJECT OVERVIEW

<i>Project</i>	Fourteen-story, Class A, multi-tenant office building in the Denver Technological Center (DTC) with five levels of parking in two adjacent structures, surrounded by mature landscaping and water features.	<i>Construction</i>	Steel reinforced concrete with reflective solar black glass façade highlighted by aluminum anodized materials.
<i>Year Built</i>	1980, significant upgrades in 2002	<i>Location</i>	Centrally and strategically located in the north end of the Denver Technological Center near the intersection of I-25 and I-225. Twenty minutes from Denver International Airport.
<i>Total SF</i>	273,485 ± SF	<i>Access</i>	Convenient access to Interstate 25 and 225. Immediate access to DTC Transfer Station for bus lines and two future TREX light rail stations, Belleview and Dayton.
<i>Site</i>	6.0 acres		

## DESIGN FEATURES

<i>HVAC</i>	Trane Summit energy management system controls the efficient heating and cooling of all tenant floors.	<i>Elevators</i>	Four Continental passenger elevators and one service elevator provide access throughout the building. Each elevator has 3,500-pound capacity and operates at 350-feet per minute.
<i>Life Safety</i>	The building is fully sprinklered and constantly monitored by a Simplex fire alarm system. 24-hour access is controlled by a Next Century security card system.	<i>Floor Plates</i>	20,050 ± SF
		<i>Load Factor</i>	10%

## AMENITIES

<i>Parking</i>	A total of 907 parking stalls provide a ratio of 3.3 spaces per 1,000 SF.	<i>Retail Services</i>	Approximately 500,000 SF of retail shops, 23 restaurants, and 7 hotels are located within one mile of the property.
<i>Building Hours</i>	Building hours and services are from 7:00 a.m. to 6:00 p.m. Monday through Friday, and 8:00 a.m to 12:00 p.m on Saturday. After-hours access via card reader system.	<i>Building Services</i>	The building offers an executive health club, a state-of-the-art conference center with video conferencing capabilities, and an on-site delicatessen.
		<i>View</i>	Stanford Place offers commanding views of the Rocky Mountains, Downtown Denver and beyond.