

# TERRACE TOWER

## PROJECT OVERVIEW

<i>Project</i>	Twelve-story, Class A, multi-tenant high-rise office complex and adjacent five-level parking structure. Includes an additional 7.3 acres of undeveloped land zoned for a second office tower up to 250,000± SF.	<i>Location</i>	Situated in the prestigious Denver Tech Center (DTC) within ten miles of downtown Denver. Located off Interstate 25 at the East Orchard Road exit, at the northwest corner of DTC Parkway and Ulster Circle West.
<i>Year Built</i>	Original Construction: 1981 Major Renovation: 2000	<i>Access</i>	Convenient access via Interstates 25 and 225, twenty minutes from the Denver International Airport.
<i>Total SF</i>	240,798± SF	<i>Building Features</i>	Superior finishes include 14 foot first floor ceilings, beautiful granite and marble lobby finishes and expansive full-height glass.
<i>Site</i>	12.9 Acres		
<i>Construction</i>	Poured-in-place concrete with structural steel framework. Beautiful limestone exterior cladding curtain wall system and black, reflective, double-pane ribbon windows.		

## DESIGN FEATURES

<i>HVAC</i>	State-of-the-art computer controlled energy management system ensures efficient energy consumption and the highest level of comfort throughout the building.	<i>Elevators</i>	Four Montgomery passenger elevators provide efficient service to tenant floors from lower level through level 10. Two Dover hydraulic elevators service the 10th through 12th floors.
<i>Life Safety</i>	Fully fire-sprinklered building monitored by state-of-the-art Simplex 4100 fire alarm system. A backup generator maintains supports the life-safety system, emergency lighting and one elevator.	<i>Floor Plates</i>	20,072± SF
		<i>Load Factor</i>	Approximately 15.5% multi-tenant Approximately 6.7% full-floor user
		<i>Communications</i>	Fully fiber-optic compatible

## AMENITIES

<i>Parking</i>	An adjacent five-level parking structure containing 934 spaces provides a parking ratio of 4 spaces per 1,000 SF. Reserved parking is available.	<i>Retail Services</i>	Close proximity to numerous amenities including restaurants, hotels and banks, childcare, health clubs and dry cleaners.
<i>Building Hours</i>	Building hours and services are from 7:00 a.m. to 5:00 p.m., Monday through Friday and 7:00 a.m. to 1:00 p.m. on Saturday. A card-key system provides 24-hour access to the building.	<i>Building Services</i>	Tenants enjoy full-service, extensive exercise facilities with showers and lockers, large conference room and 100-seat, fully audio/visual equipped amphitheater, basement storage and a covered loading dock.
		<i>View</i>	Tenant floors have unobstructed views of the Rocky Mountains, downtown Denver and beyond.