



CUSHMAN &
WAKEFIELD



SOUTHEAST DENVER'S PREMIER
DEVELOPMENT OPPORTUNITY

500,000 RSF FOR LEASE

MERIDIAN STATION

AT THE FOOT OF
LIGHT RAIL



ABOUT THE PROJECT

Retail

150K RSF

North Office

270K RSF

East Office

110K RSF

South Office

150K RSF

Residence

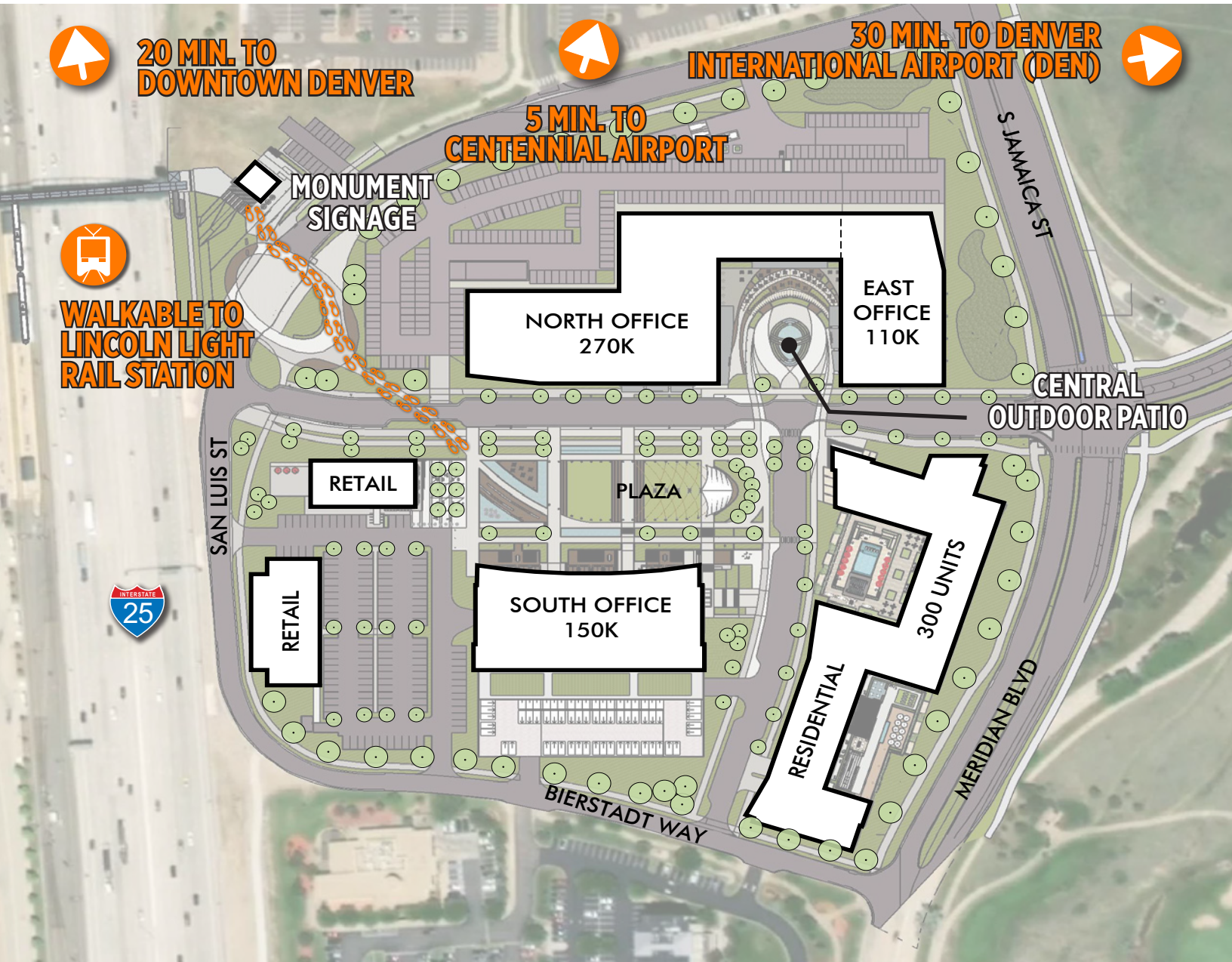
300 Units



VIEW WEBSITE AND PROPERTY VIDEO

- 3 Buildings totaling 500,000 RSF
- Flexible floor plates
- Highly visible site
- Immediate access to I-25 and E-470
- Building and monument signage available
- Standalone retail building with fast casual/ fine dining mix

- Large central plaza with numerous gathering spaces
- 4.0 : 1,000 Parking ratio with mix of surface and covered, executive parking
- Excellent mountain and CBD skyline views



THE MERIDIAN ADVANTAGE





*I-25 Visibility to 170,000
Vehicles per Day /
22,000 Daily Light Rail Riders*



*2.5 Million Square Feet of Retail
and Restaurants Nearby*



*Dedicated RTD Light
Rail Shuttle*



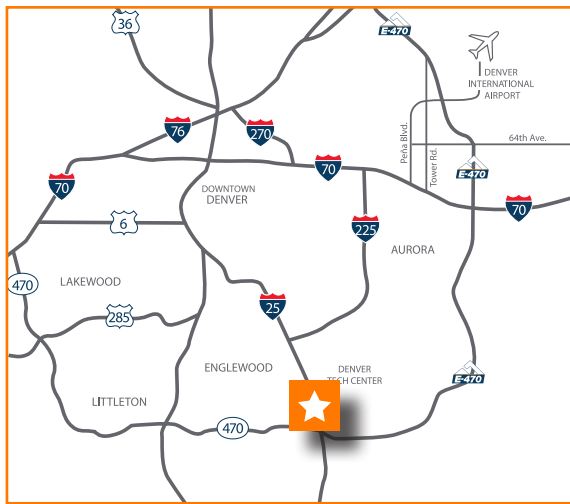
*Mbike – Meridian Bike
Sharing Service*



*Building Parapet
Signage Available*



*Open Green Space and
Bike Trails Throughout*



CENTRAL LOCATION

[HTTPS://SHEAMERIDIAN.COM/](https://sheameridian.com/)

- 20 Acre site accessible via C-470, I-25 and E-470
- Part of the Meridian International Business Center
- Adjacent to corporate aviation at Centennial Airport
- Quick access to Denver International Airport via E-470
- Numerous amenities at Park Meadows Mall, including great restaurants and over 160 retail stores

For more information, please contact:

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