



VECTRABANK[®] COLORADO

C O R P O R A T E C E N T E R

7222 E LAYTON AVE, DENVER, CO

CBRE

bellevue
STATION 

FROM VISION TO VELOCITY

- 9 Story Building
- **BUILDING SIZE:** 127,890 RSF
- **LEASE RATE:** \$30 - \$32 NNN
- First Floor Retail Coming Soon
- **AMENITIES:** Bike storage & Showers
- **FLOORPLATES:** 28,300 RSF
- **PARKING:** 3:1,000 Covered Parking

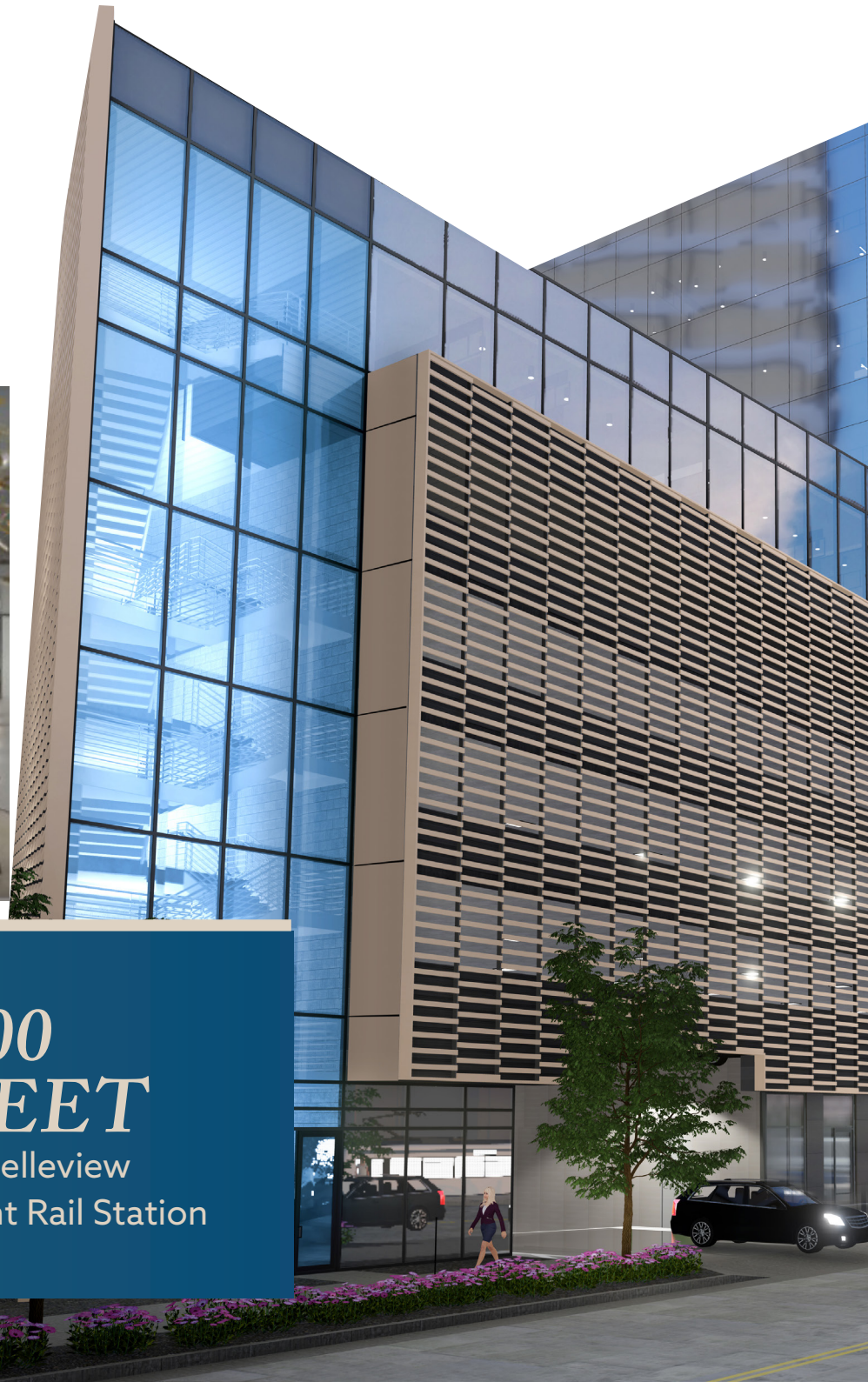


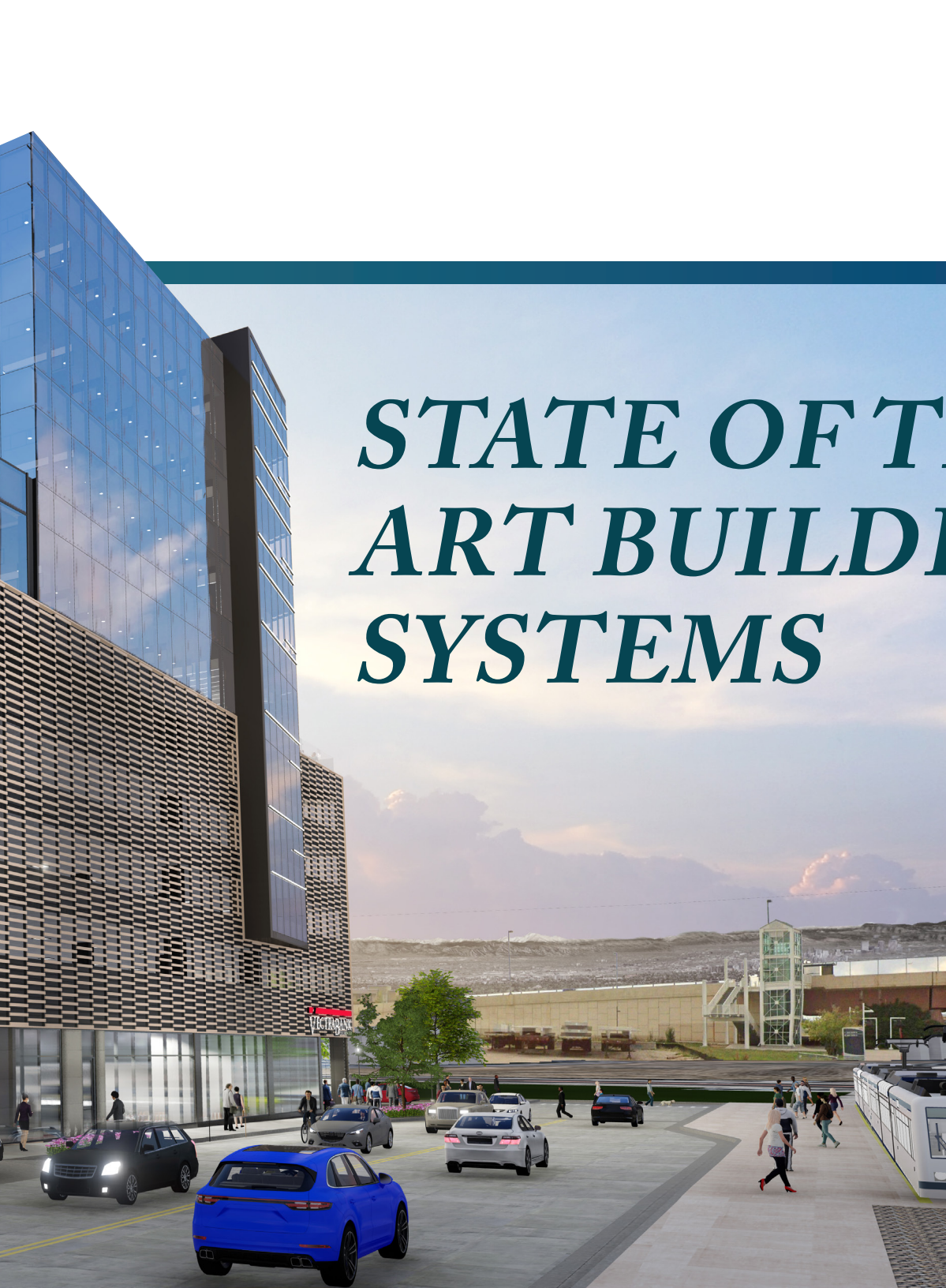
**WALKING
DISTANCE**

to Bellevue Station Restaurants
& Fitness Studios

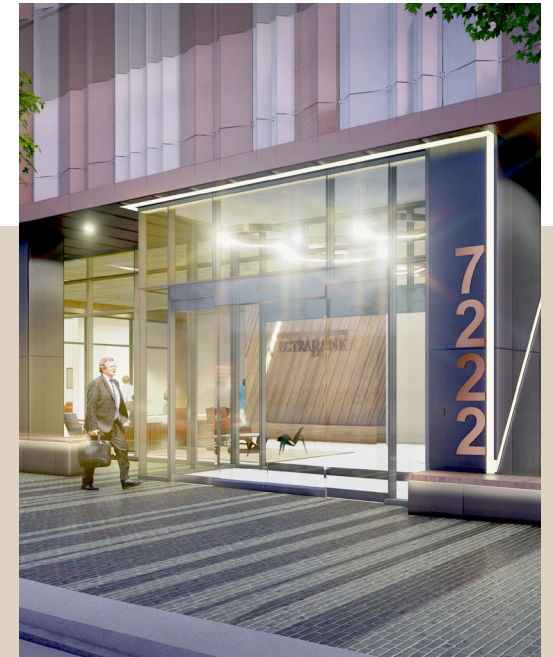
**100
FEET**

to Bellevue
Light Rail Station





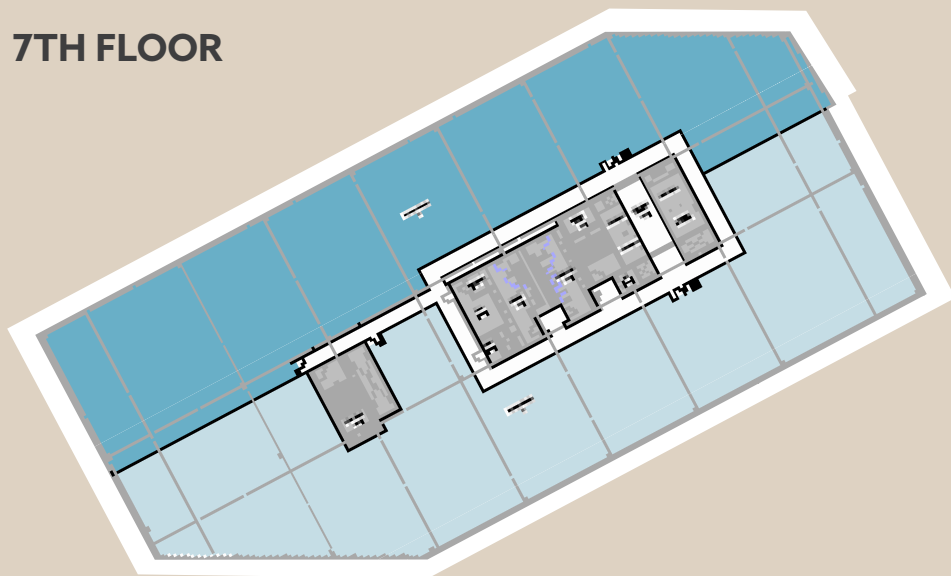
STATE OF THE ART BUILDING SYSTEMS



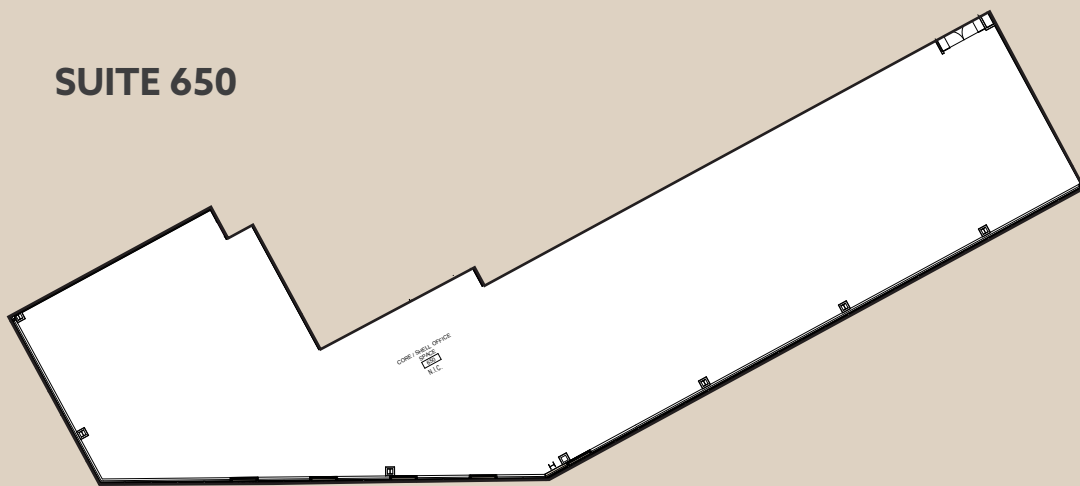
OPTIMIZED ENERGY PERFORMANCE

- 16% above requirements of Denver Code
- Low-E, High efficiency windows
- 8 electric vehicle charging stations initially / 28 stalls ready for future conversion
- 40% Reduction of indoor water use compared to standard buildings
- High efficiency LED lighting throughout the entire building
- Occupancy sensors & daylighting controls throughout the office space

7TH FLOOR



SUITE 650

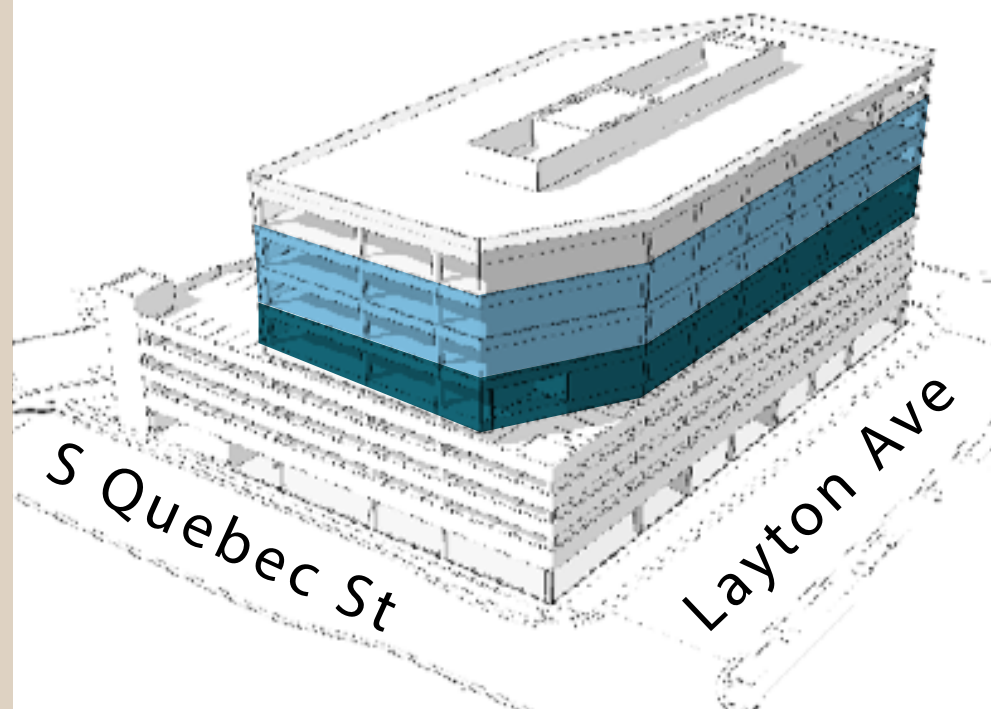


FLOOR PLANS

7TH FLOOR - 28,409 RSF

SUITE 650 - 6,727 RSF

TOTAL: 35,136 RSF



DOWNTOWN DENVER

VECTRA BANK[®]

COLORADO

CORPORATE CENTER



25 MIN TO DIA

25 MIN TO DOWNTOWN

BELLEVIEW
LIGHT RAIL
STATION

bellevue
STATION



BELLEVIEW AVE



BELLEVIEW STATION



QUEBEC ST



VECTRABANK[®] COLORADO

C O R P O R A T E C E N T E R

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CBRE

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