

YOSEMITE OFFICE PLAZA

THE BEST VALUE IN SOUTHEAST DENVER



3600 S. YOSEMITE ST. | DENVER, CO 80237



CONGREGATE

The nicely lit lobby with ample soft seating and well appointed outdoor pavilion serves as a place for employees to recharge, meet or relax.

WELLNESS

Ditch the gym membership and utilize Yosemite Office Plaza's on-site fitness center with showers and lockers.



SIZES TO FIT ALL

Yosemite Office Plaza offers spec suites and design build opportunities to meet any requirement; and each floor offers balcony access and abundant natural light.

MEET

Stay on-site and at no cost for your next training in the newly updated conference center which seats up to 80 and is fully equipped with wi-fi and AV capabilities.

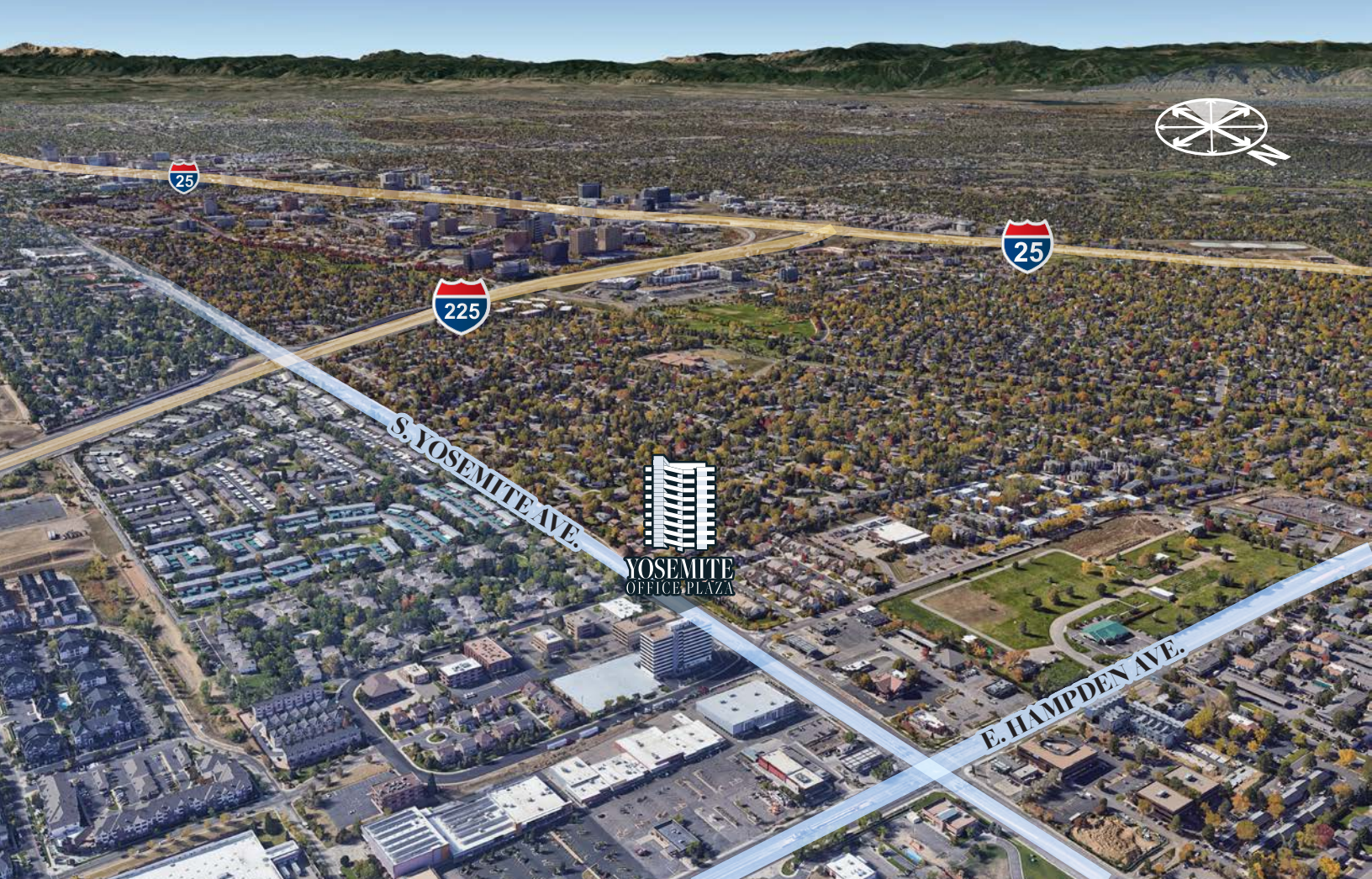


BUILDING FEATURES



- *Building Signage Available*
- *Ample Parking*
- *Outdoor Seating Area*
- *On-Site Fitness Center*
- *Lockers And Showers*
- *Balcony On Each Floor*
- *Excellent Mountain Views*
- *Immediate I-25 and I-225 Access*





WALK

5 MIN.

To multiple dining and shopping options

16 MIN.

To Dayton Light Rail Station

20 MIN.

To Tiffany Plaza Shopping Center

DRIVE

6 MIN.

To Denver Tech Center

20 MIN.

To Downtown Denver

45 MIN.

To Boulder

35 MIN.

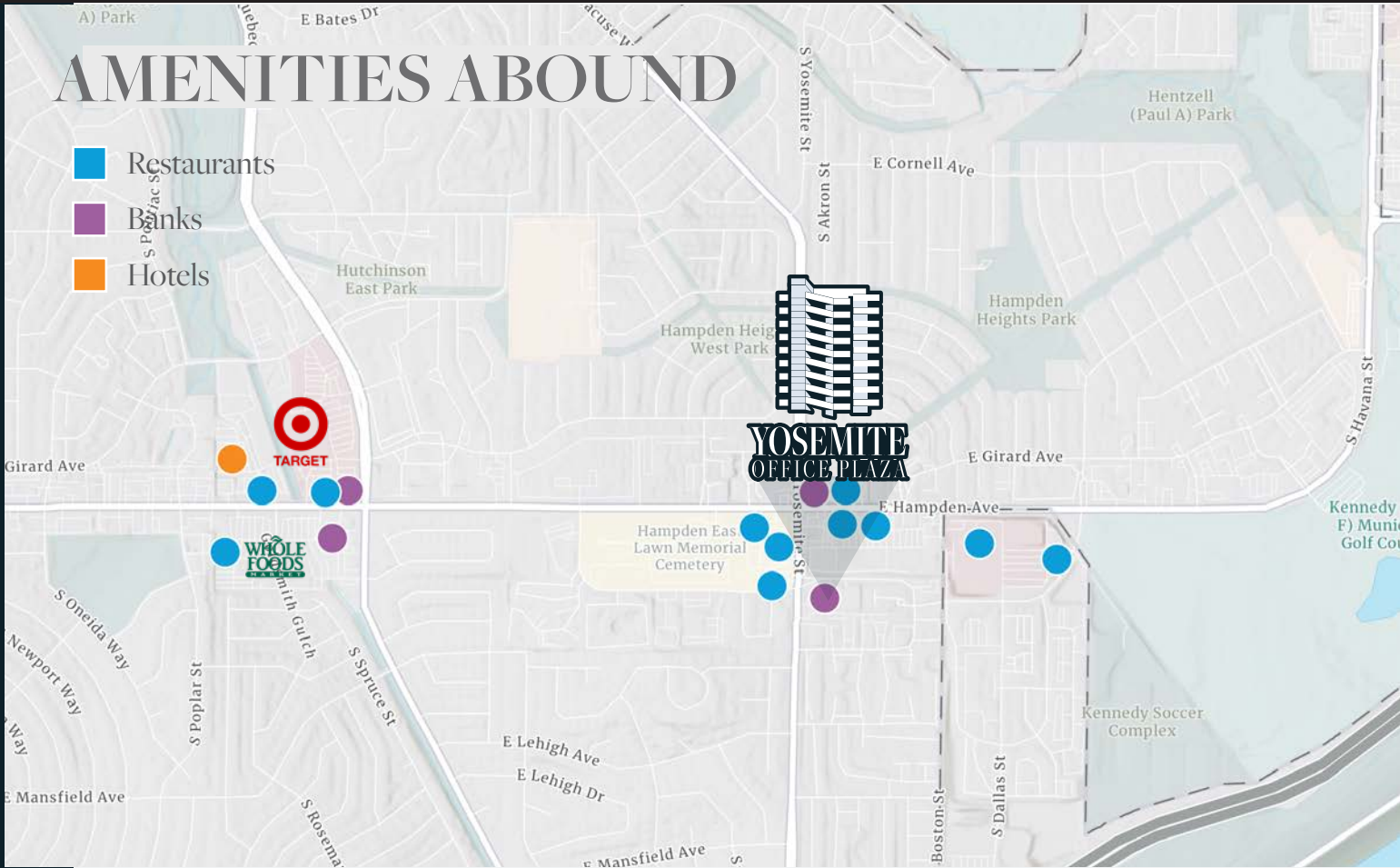
To Denver International Airport

14 MIN.

To Centennial Airport

24 MIN.

To Castle Rock





BUILDING SPECS

Built in 1974 / Renovated in 2009

137,417 SF

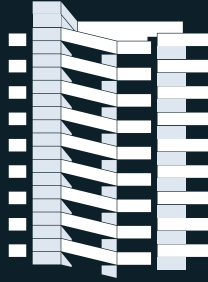
10 Floors

14,108 SF Floorplates

2023 OpEx: \$8.20/SF

3:40/1,000 Parking Ratio
50% Covered & 50% Surface
\$35.00/space/month

Yosemite Office Plaza is a mid-rise office building with unobstructed mountain views and close proximity to DTC and the Hampden Avenue retail corridor. The building offers many amenities including an underground parking garage, a new fitness facility with showers, an expansive conference room and outdoor terrace. Conveniently located near several of metro Denver's exclusive neighborhoods, the building has easy access to I-25 and I-225.



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