

the  
**outlook at**  
**rapahoe**  
station

6455 S Yosemite Street  
Greenwood Village, CO 80111

CHANGE YOUR  
**PERSPECTIVE**



# Stellar Views

# NEW AMENITIES

# Easy Commutes

10-STORY,  
202,158 SF



## TAKE ANOTHER LOOK AT THE BUILDING YOU THOUGHT YOU KNEW...

The Outlook at Arapahoe Station boasts the amenities and perks that make coming to the office worth it – coupled with a location that makes the commute easier and stress-free.

With renovations underway to fully modernize the amenity spaces, breathtaking mountain views, and a light rail station just steps away, The Outlook at Arapahoe station offers the best value in the DTC submarket and beyond.

## ONSITE MANAGEMENT



21,630 SF  
floor plates



Free surface & structured  
parking (4:1,000)



Walking distance  
to light rail



Signage  
opportunities



UNDER STRONG, STABLE OWNERSHIP WITH  
SIGNIFICANT TRANSACTION CAPABILITIES

## RENOVATED LOBBY & AMENITIES







## BY FOOT

**6 MINS** To Arapahoe at Village Station (0.2 miles)

## BY RAIL

**9 MINS** From Arapahoe at Village Station to Lincoln Station (E line)

**12 MINS** From Arapahoe at Village Station to Lone Tree City Center Station (E line)

**13 MINS** From Arapahoe at Village Station to Colorado Center (E line)

**34 MINS** From Arapahoe at Village Station to Union Station (E line)

**43 MINS** From Arapahoe at Village Station to DIA (R -> A line)

## BY CAR

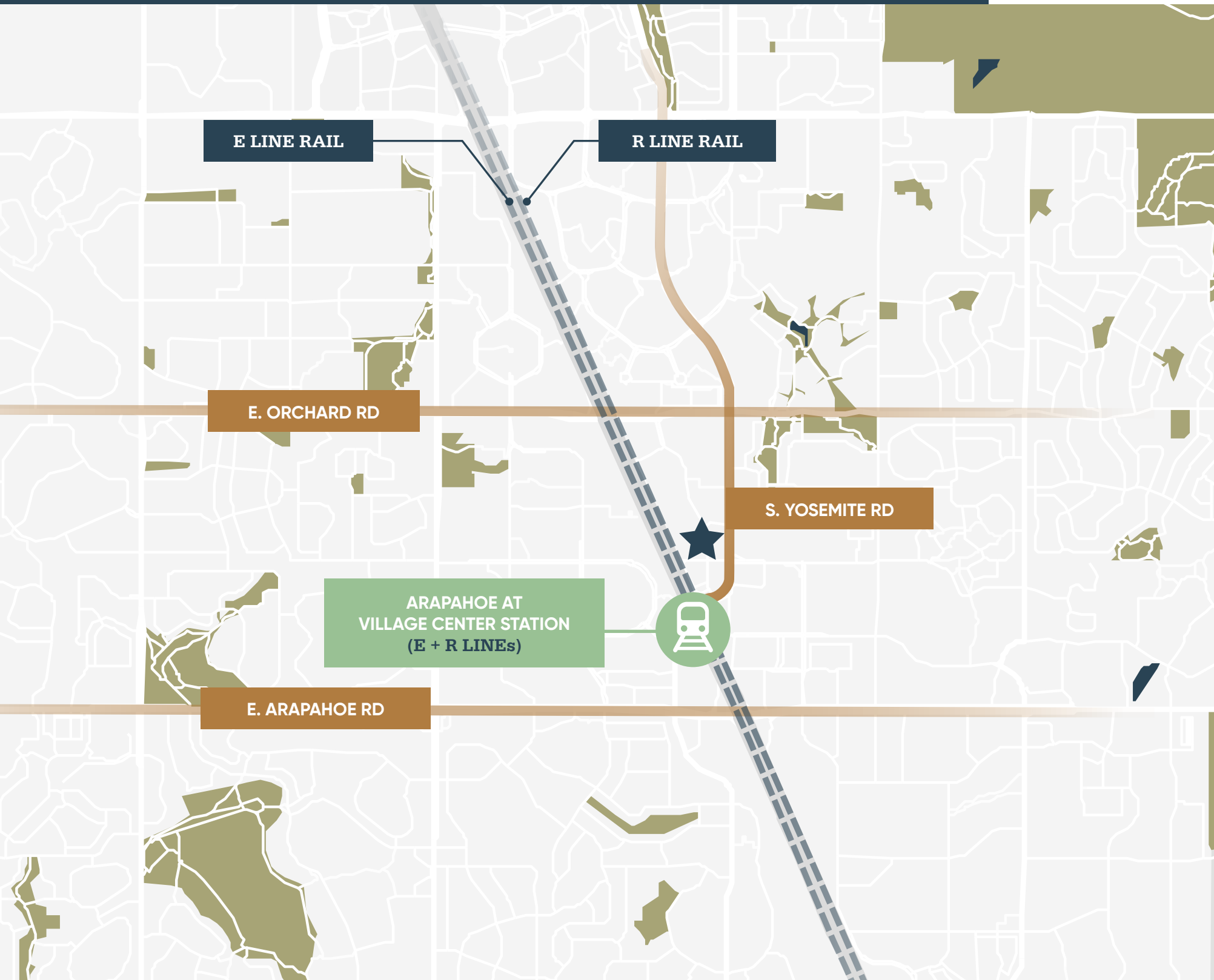
**16 MINS** From The Outlook to Parker (11 miles)

**20 MINS** From The Outlook to Downtown Denver (15 miles)

**28 MINS** From The Outlook to DIA (32 miles)

**35 MINS** From The Outlook to Golden (25 miles)

**55 MINS** From The Outlook to Colorado Springs (57 miles)



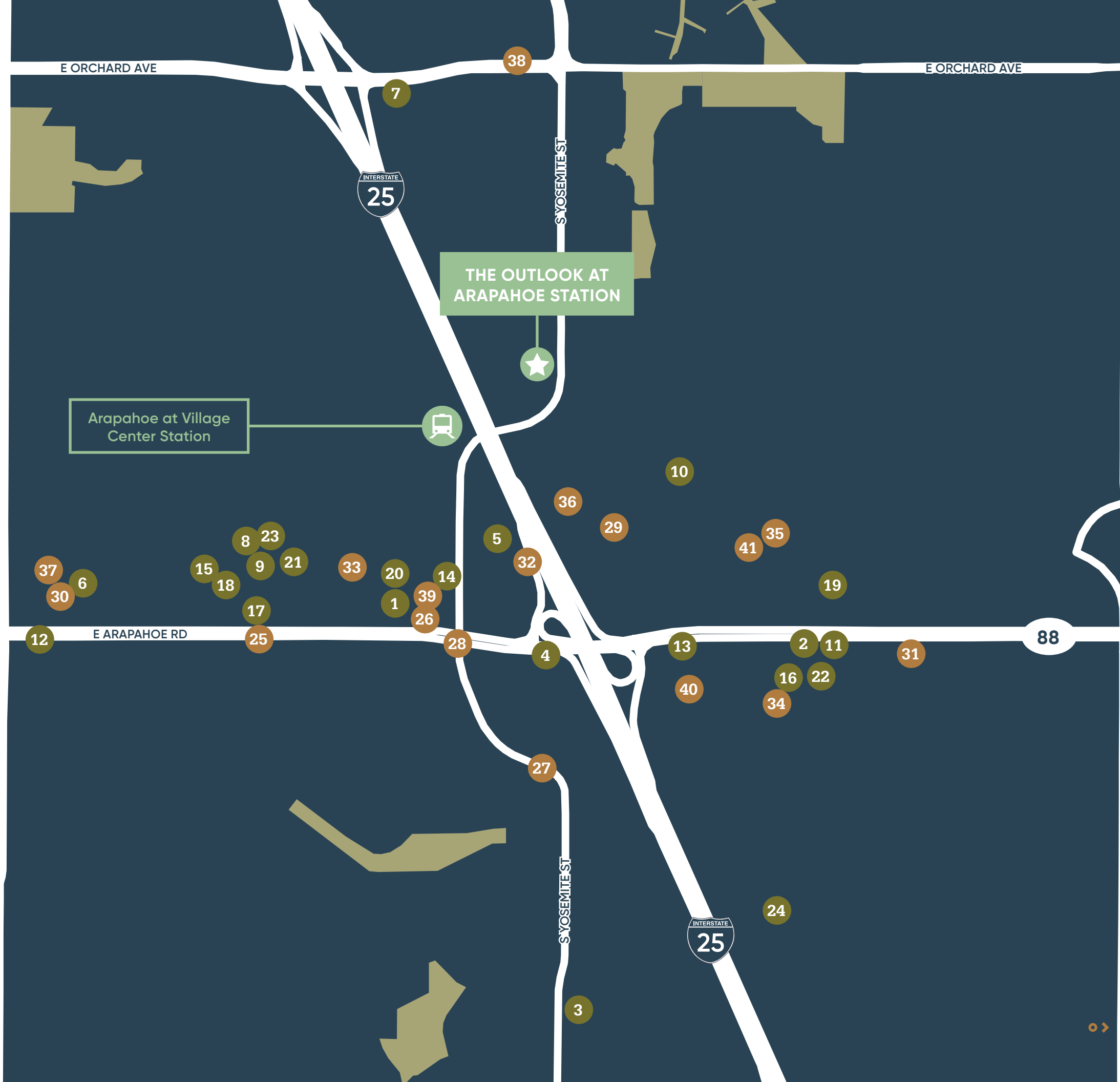
# Stay in **OR** GO OUT?

## DINING

- |   |                                   |
|---|-----------------------------------|
| 1. Crumbl Cookies                       | 13. Meatball Eatery and Libations |
| 2. Peak View Brewing                    | 14. Modern Market Eatery          |
| 3. Resolute Brewing                     | 15. Pindustry                     |
| 4. Twin Peaks                           | 16. Sahara Restaurant             |
| 5. Chipotle                             | 17. Shake Shack                   |
| 6. Colonna's Pizza & Pasta              | 18. Sukiya Ramen                  |
| 7. Del Frisco's Double Eagle Steakhouse | 19. Surena Persian Cuisine        |
| 8. Garnish Fusion                       | 20. Teriyaki Madness              |
| 9. Grange Food Hall                     | 21. The Crack Shack               |
| 10. Greek To Me                         | 22. The Sportsbook Bar & Grill    |
| 11. Happy Lemon                         | 23. Yptown & Humboldt             |
| 12. MAD Greens                          | 24. Viewhouse - Centennial        |

## SHOPPING

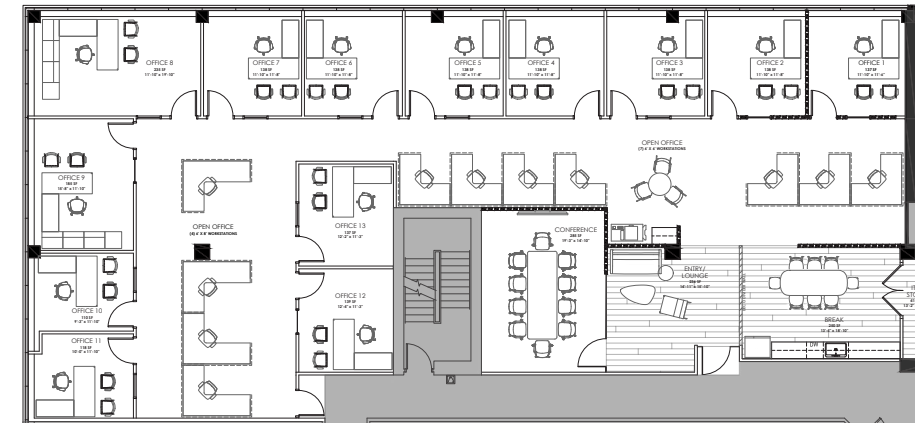
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|-----------------------------|-----------------------------|
| 25. Alpha Bicycle           | 34. One World Dive & Travel |
| 26. Boulder Running Company | 35. PGS TOUR Superstore     |
| 27. Bower's Tactical        | 36. REI                     |
| 28. Centennial Vapor        | 37. Safeway                 |
| 29. Lowe's Home Improvement | 38. Speciality Appliance    |
| 30. Mile Hi Popcorn & Gifts | 39. Sprouts                 |
| 31. Micro Jewelers          | 40. Target                  |
| 32. Monkey Sports           | 41. The Home Depot          |
| 33. Office Depot            |                             |



# Select AVAILABILITIES

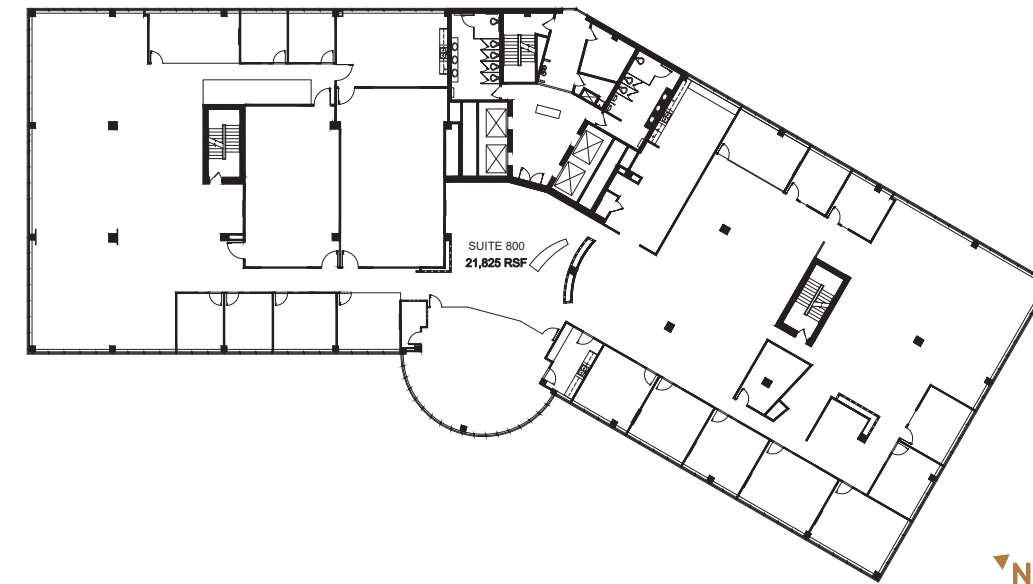


**SUITE 101 | 2,708 RSF (SPEC)**



**SUITE 625  
5,286 RSF (SPEC)**

**SUITE 800  
21,825 RSF**



# the outlook at rapahoe station

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