



METROPOINT ONE

4600 S ULSTER STREET | DENVER, CO 80237

Total RSF:
281,036

Year Built / Renovated:
1984 / 2017

Typical Floor Plate
21,849 SF

Number of Floors:
14

Tenant Improvements:
Negotiable

Parking Ratio
3.7 : 1,000

Starting Leasing Rate
\$29.50 / RSF

2024 Operating Expenses:
\$12.84 / RSF

- 39% Garage Parking
\$65 per month
- 61% Surface Parking
Free

BROCHURE



SUITE	SF	COMMENTS	FLOOR PLAN
4th Floor	21,893	Full floor, office intensive	
5th Floor	21,776	Full floor available. Suites 500, 540, 550, 560 & 590 can be combined	
1400	10,369	Private Patio and panoramic downtown to mountain views. Available w/ 30 days notice	
350	10,028	Mostly open space, 8 offices, kitchen and work room	
1000	7,231	7 perimeter offices, 4 interior offices, open area, 2 conference rooms, kitchen, work room	
520	6,355	SPEC SUITE – Elevator ID – 11 perimeter offices, 2 interior offices, conference room, huddle room, phone room, reception area, kitchen/break area, open area, IT/storage	
500	5,956	SPEC SUITE – Elevator ID – 7 perimeter offices, 1 interior office, conference room, 2 huddle rooms, reception area, open area, kitchen/break room, IT/storage	
630	5,846	Lobby identity, 3 perimeter offices, open area, conference room, storage/IT room	
1150	5,511	Whitebox	
540	4,607	SPEC SUITE – Elevator ID – 8 perimeter offices, conference room, huddle room, reception, kitchen/break area, open area, IT/storage	
550	3,302	SPEC SUITE – Elevator ID – 4 interior offices, conference room, reception area, kitchen/break area, open area, IT/storage	
220	3,117	Mostly open with 2 perimeter offices, reception, conference room, open area	
590	2,372	Mostly open area, 1 office, kitchen & work room	
830	1,684	Reception, 2 offices, open area and kitchen/break room	
560	1,439	SPEC SUITE – 2 offices, conference room, kitchen/ break area, open area, IT/storage room	

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