

OVAL

Intention in Every Curve



5075 S SYRACUSE, DENVER, CO

 CUSHMAN &  
WAKEFIELD

 KORE

# Where YOUR VISION Finds its Shape

Welcome to Oval – the future of workplace excellence in Denver’s Tech Center. With 231,471 RSF across expansive, efficient floor plates, Oval is undergoing a bold transformation to deliver a next-generation office experience that blends innovation, collaboration, and wellness – all framed by stunning views of the Rocky Mountains.

Oval isn’t just an office. It’s a destination designed to inspire your team, impress your clients, and fuel your growth.

231,471 RSF

.....

21,730 SF

FLOOR PLATES

.....

FULL-FLOOR

OPPORTUNITIES

.....

DUAL SIGNAGE

OPPORTUNITIES





OVAL

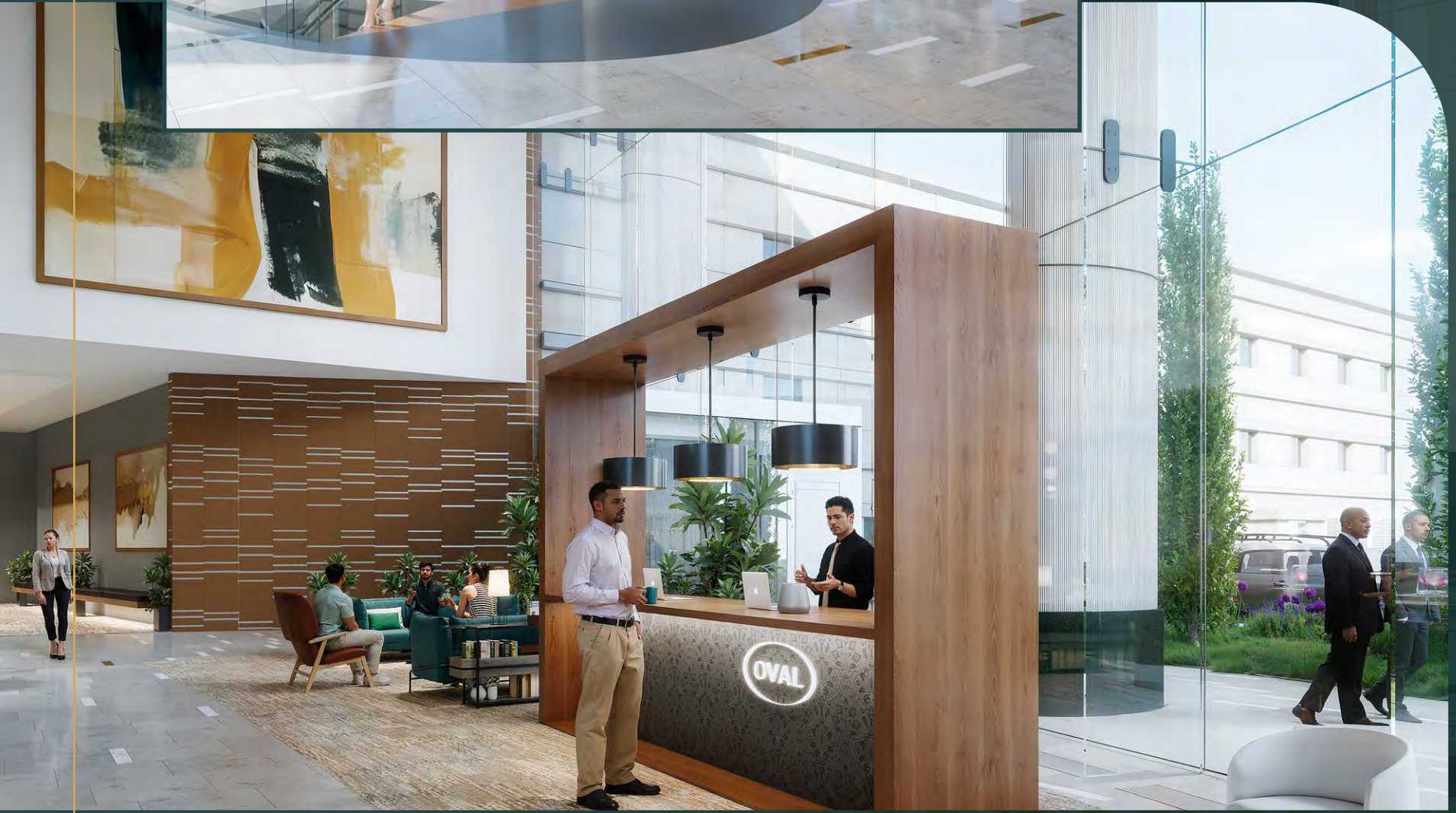


Expansive Views, In Every  
**DIRECTION**

# REIMAGINED Amenities

Oval's reimagined amenities create an elevated, community-driven workplace designed to engage and inspire at every turn:

- STRIKING NEW LOBBY with collaborative seating and hospitality-inspired finishes
- ONSITE CAFÉ & BAR for morning coffee, casual meetings, and after-hours connection
- TENANT LOUNGE a unique retreat where tenants can relax, recharge, and build camaraderie



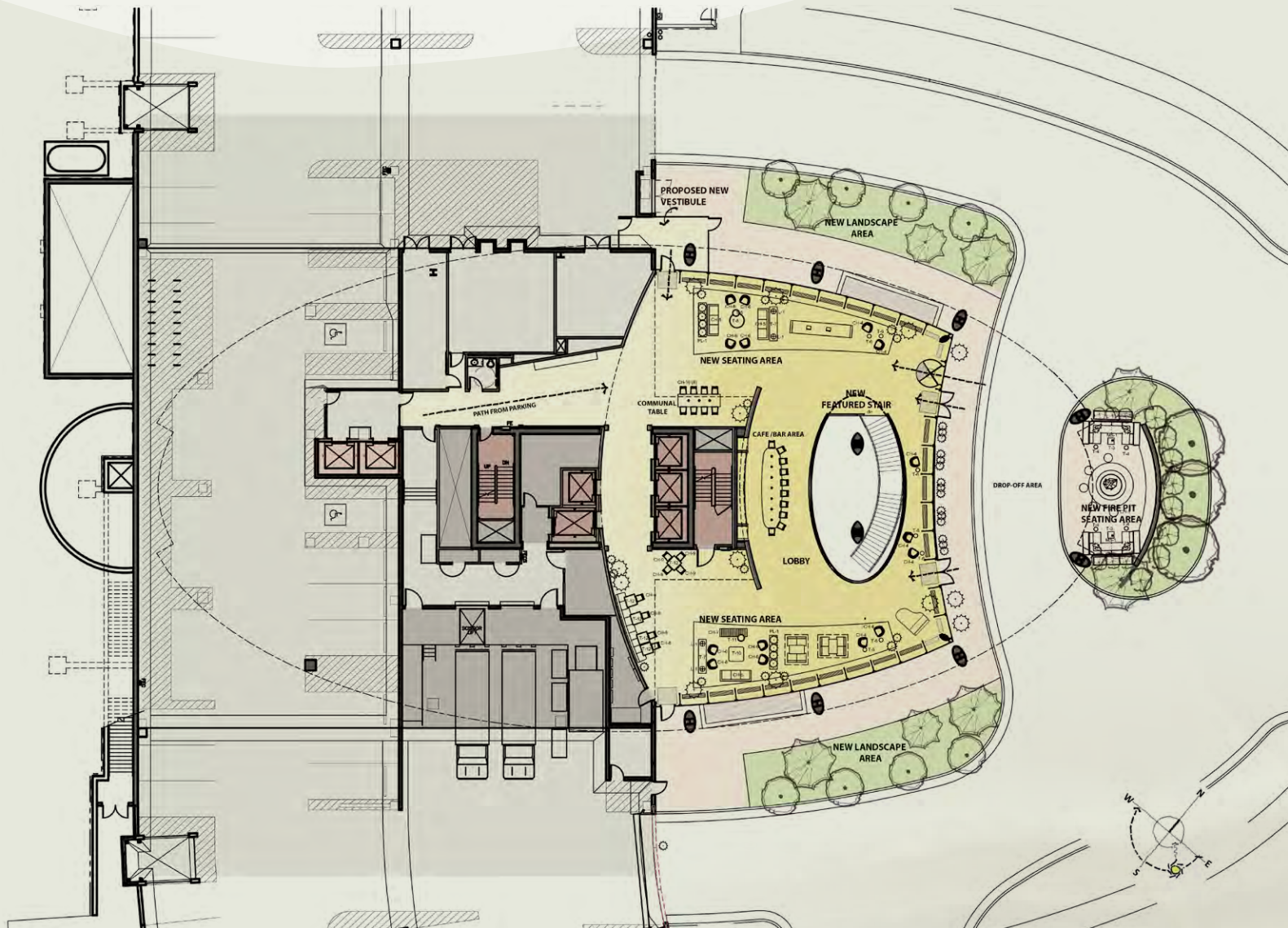
# ELEVATED Experiences

- OUTDOOR SEATING with community fireplace for winding down
- MODERN FITNESS CENTER outfitted with leading equipment
- ENHANCED AUDITORIUM for team gatherings and client events

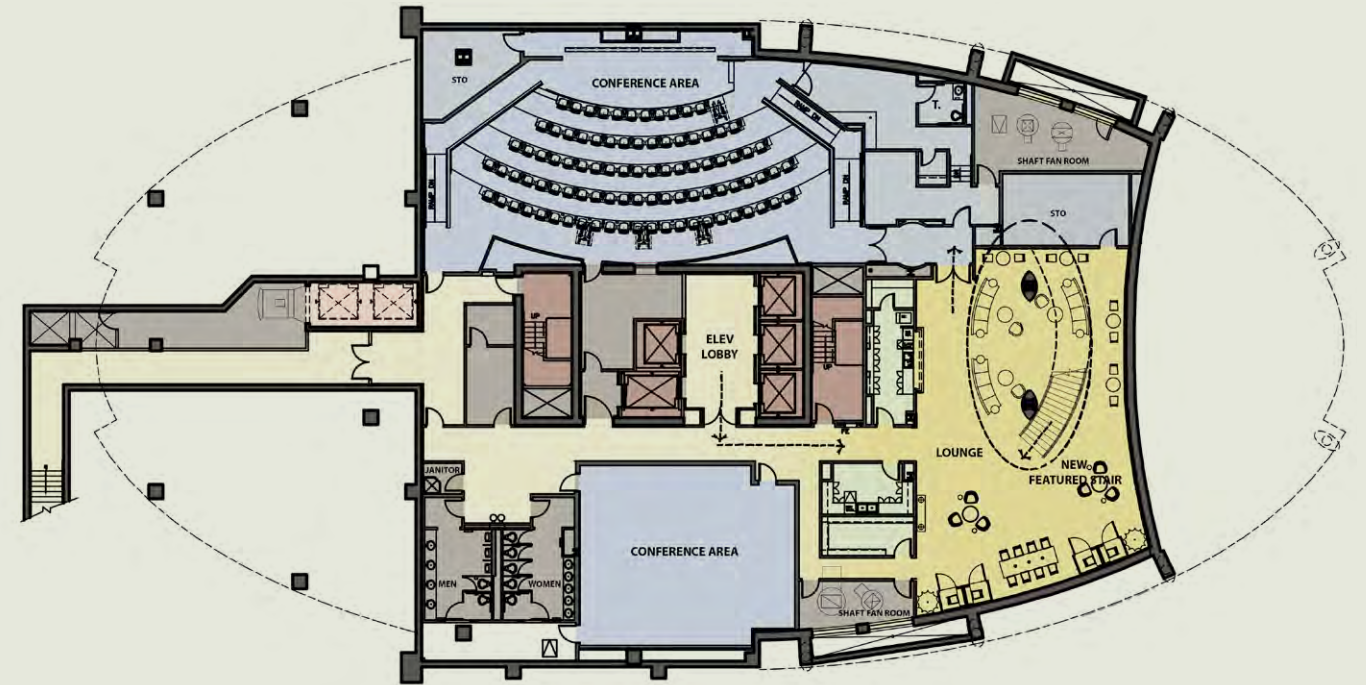


# Where Ideas Come FULL CIRCLE

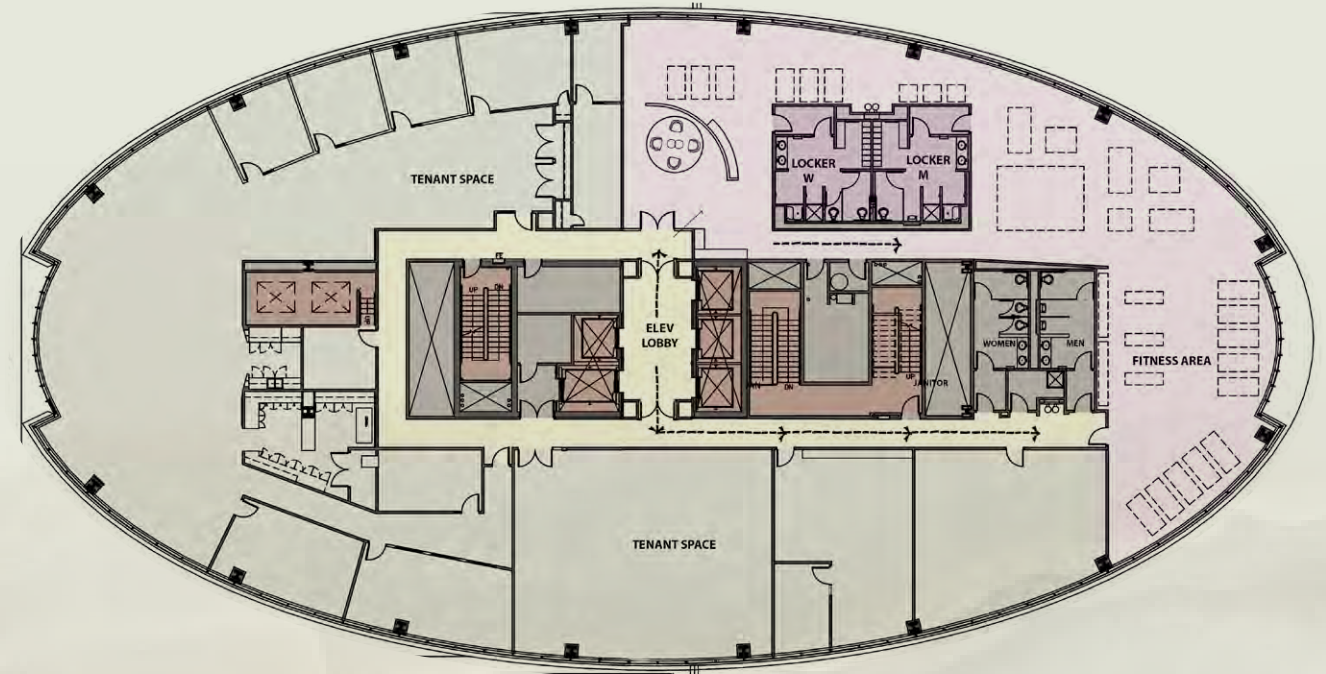
FIRST FLOOR  
.....



LOWER LEVEL  
.....



THIRD FLOOR  
.....



# A Campus That Moves with YOUR DAY

PARAPET SIGNAGE  
OPPORTUNITIES ON  
BOTH SIDES

DENVER MARRIOTT  
TECH CENTER

*605-room hotel with  
meeting and event space*

SHANAHAN'S  
STEAKHOUSE

*Dining & private event space  
from 5:00pm - 10:00pm  
on weekdays*

*Voted best steakhouse in  
CO by mashed.com*

FAIRFIELD INN &  
SUITES DENVER TECH  
CENTER NORTH

*94-room hotel with  
24-hours guest services*

SNOOZE A.M.  
EATERY

*Breakfast & brunch daily  
from 6:30am - 2:30pm*

OVAL

# CONNECTED, Convenient, Complete

Oval positions your business at the heart of Denver Tech Center – where seamless access, abundant amenities, and exceptional connectivity come together to support your team's success.

 **25 MIN**  
DOWNTOWN  
DENVER

 **35 MIN**  
DENVER INT'L  
AIRPORT

— OVAL —

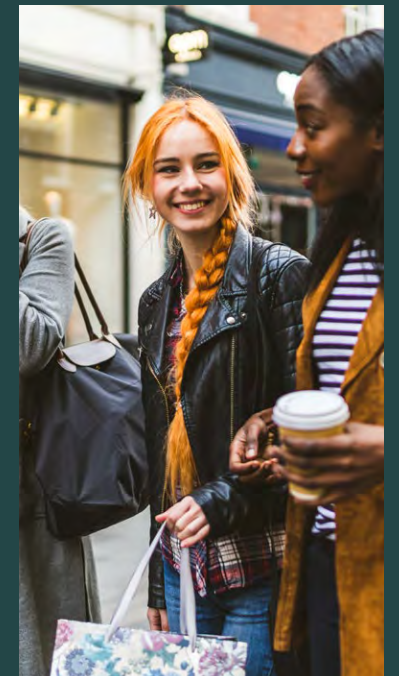
10 MIN OR LESS WALK TO:

**45+**  
RESTAURANTS

**7**  
HOTELS

WALKING PATH TO DENVER  
MARRIOTT TECH CENTER

**MULTIPLE**  
RETAIL CENTERS



COMMUTER CONVENIENCE:

**I-25** **4:1,000**  
ACCESS COVERED PARKING

**WALKABLE**  
TO BELLEVUE  
STATION LIGHT RAIL





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