



3033- 3025 S Parker Road,
Aurora, CO 80014

MARKETPLACE

Towers & Courtyard

FOR LEASE

First Class Space.

Unparalleled Views.

Responsive Ownership.



More Space. More Flexibility.

Marketplace Towers & Courtyard offers a flexible office environment designed to accommodate businesses at every stage of growth. Spanning 568,000 RSF across eight buildings, the campus provides a diverse range of workspace options—from efficient move-in-ready suites to large floor plates and full-floor opportunities.



568,000 RSF campus

8-building
office environment

Flexible suites for
businesses of all sizes



More Possibility.

PROPERTY HIGHLIGHTS

- Full-floor and larger contiguous opportunities
- On-site fitness and conferencing facilities
- Personal services within the campus environment
- Convenient access to I-225 and Parker Road
- Mountain, park and Denver skyline views
- Security features
- Ample parking, including covered parking





THE TOWERS

High-rise office space with efficient floor plates, expansive views and opportunities ranging from individual suites to larger, contiguous blocks.



Space for today.
Flexibility for tomorrow.

THE COURTYARD

A more intimate office setting with flexible floor plans and a campus-style atmosphere.

Whether a company needs a turnkey suite, a full floor or room to grow over time, Marketplace offers a broad range of options within one established business campus.

The campus consists of Tower I, Tower II, Tower III and Buildings A-E, totaling 568,000 RSF.

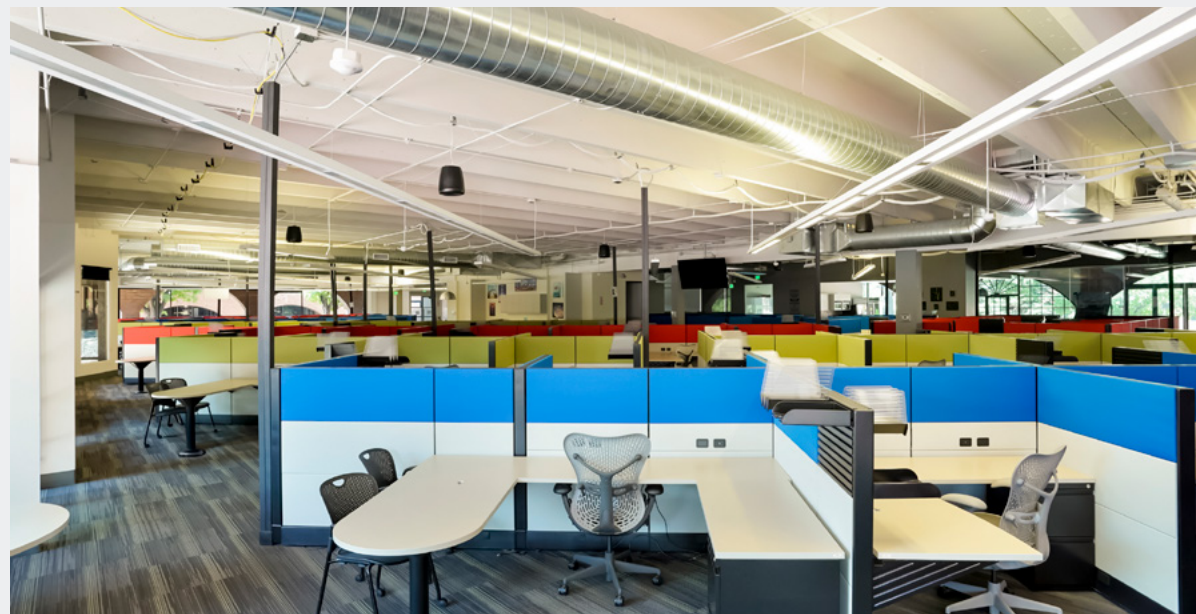
A Campus that Fits Your Needs



Marketplace gives tenants the ability to choose the environment that best fits their business.

More Than Just an Office

Marketplace brings together the essentials of a productive workday within an established campus environment and **brand new amenity center.**



ON-SITE AMENITIES

- Tenant lounge
- Fitness center
- Conferencing facilities
- Personal services
- On-site property management
- Courtyard and outdoor spaces
- Ample parking
- Covered parking options
- Security features





A Central Location in the I-225 Corridor

Marketplace is strategically positioned along South Parker Road at East Dartmouth Avenue, providing direct connectivity to the I-225 corridor and convenient access throughout Southeast Denver and Aurora.

The location places tenants near a broad selection of restaurants, retail and everyday conveniences while providing access to major employment centers throughout the Denver metro.



LOCATION ADVANTAGES

- Immediate access to Parker Road
- Convenient connection to I-225
- Multiple points of ingress and egress
- Access to Denver Tech Center
- Access to Cherry Creek and Southeast Denver
- Nearby retail and restaurants
- Convenient access to Cherry Creek State Park



Availabilities

MARKETPLACE TOWERS

MARKETPLACE TOWER I	
Suite	RSF
Suite 200	694 RSF
Suite 204	4,500 RSF
Suite 440	1,477 RSF
Suite 900	12,243 RSF
Suite 1020	5,195 RSF
Suite 1030	1,841 RSF

MARKETPLACE TOWER III	
Suite	RSF
Full Building	61,554 SF

MARKETPLACE TOWER II	
Suite	RSF
213	3,150 SF
300	12,160 SF
400	12,160 SF
500	12,160 SF
725	2,007 SF
920	1,788 SF
1000	12,160 SF
1100	12,160 SF
1200	12,160 SF



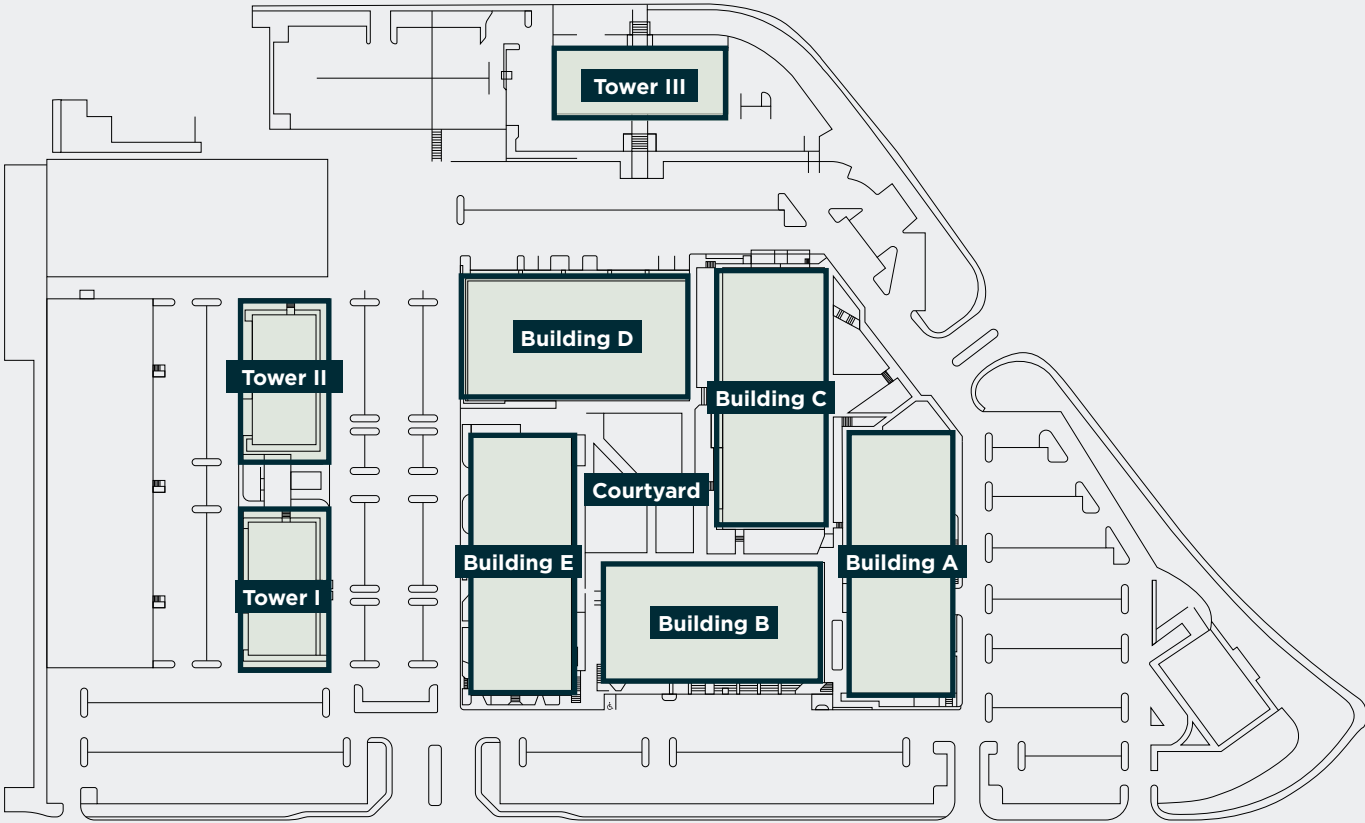
MARKETPLACE COURTYARD

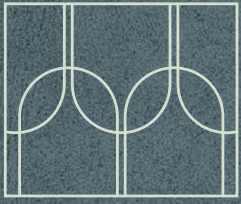
BUILDING A	
Suite	RSF
Suite 100	14,696 RSF

BUILDING B	
Suite	RSF
120	10,269 RSF
150	4,046 RSF

BUILDING C	
Suite	RSF
320	6,332 RSF
330	19,387 RSF

BUILDING E	
Suite	RSF
E519	1,238 RSF
E555	2,313 RSF
E556	1,930 RSF
E558	1,740 RSF





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