

The background image shows the Tuscan Village Center, a large, multi-story building with a prominent triangular pediment and a central circular window. The building is surrounded by a green lawn and a paved walkway. A blue overlay is applied to the entire image, and the text "TUSCANY VILLAGE CENTER" is written in white, bold, sans-serif capital letters across the center.

TUSCANY VILLAGE CENTER

The image shows a modern building with a large glass wall on the left side, reflecting the surrounding landscape. The building has a wooden facade and a large, open courtyard area. A semi-circular staircase with a black metal railing is in the foreground. A black metal fence is visible in the middle ground. The background shows a green lawn, trees, and other buildings under a blue sky.

TUSCANY VILLAGE CENTER

DTC's Most Desirable Office Locale

TUSCANY VILLAGE CENTER is ideally situated in the heart of Fiddlers Green Circle, in Village Center Station, Southeast Denver's most desirable office park. Within walking distance is the RTD Arapahoe Light Rail Station, numerous restaurants and hotels, and is located adjacent to Fiddlers Green Amphitheatre. Just a fifteen minute drive or twenty-five minute light rail ride from Downtown, Tuscany Village Center is the perfect location for tenants looking for the accessibility and amenities of downtown within a pristine, beautifully landscaped setting.

Building Features

Building Size	259,118 RSF
Stories	6
Typical Floor Plate	22,000 RSF
Parking	3.5 : 1,000 SF
Light Rail Access	4 Minute walk to RTD Arapahoe Light Rail Station
Showers and Lockers	On-site
Conference Room	Common to building

Office Space Highlights

- Class AA finishes
- 9 foot ceilings
- Panoramic mountain views from all floors
- Covered parking available
- Highly efficient rectangular floor plates
- Additional building amenities planned includes fitness center and on-site food service





TUSCANY VILLAGE CENTER



FOR MORE INFORMATION, PLEASE CONTACT

Doug Wulf
Executive Managing Director
+1 303 312 4218
doug.wulf@cushwake.com

Dan Miller
Managing Director
+1 303 312 4272
dan.miller@cushwake.com

Andrew McCabe
Associate
+1 303 312 4253
andrew.mccabe@cushwake.com

1401 Lawrence Street, Suite 1100 / Denver, Colorado 80202 / T +1 303 292 3700 / F +1 303 534 8270 / cushmanwakefield.com

Cushman & Wakefield Copyright 2018. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.