



## CRESCENT IV | 8490 E. CRESCENT PARKWAY | GREENWOOD VILLAGE, COLORADO

This three-story building is located in the heart of the Denver Technological Center (DTC) and provides 39,492 rentable square feet of Class A office space with spectacular mountain views. Convenient access to and from Interstate 25, Interstate 225 and Bellevue Avenue as well as the endless retail, dining and hotel options at DTC, make this a perfect choice for a variety of businesses. The building also provides ample, convenient and free surface parking at 3.8 cars per 1,000 square feet.

As a long-term owner of properties, we understand how important it is to take care of our assets, and our tenants. Reinvestment at Crescent IV included:

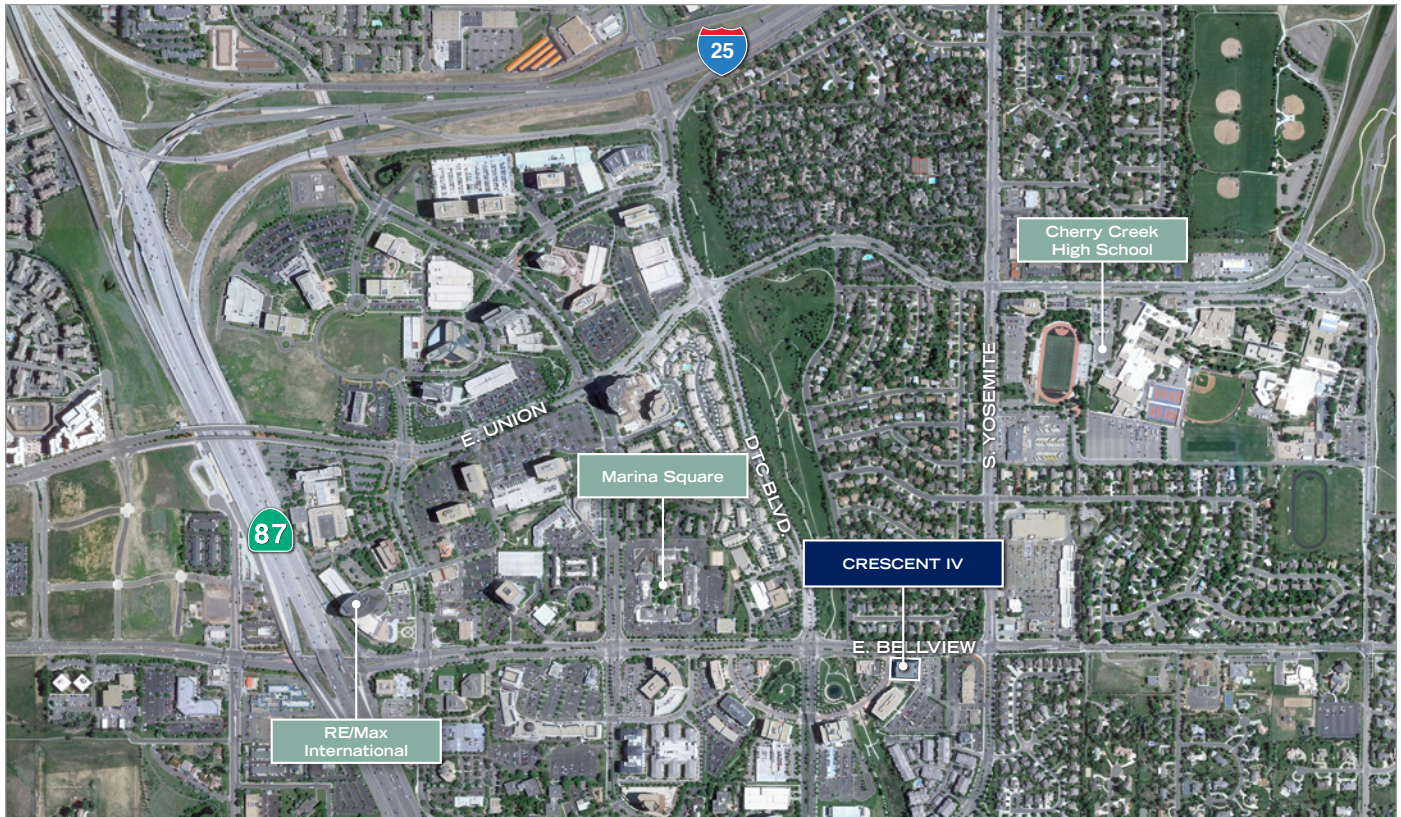
- New wall coverings and carpet in the corridors
- Natural wood finishes in the main lobby
- Fresh paint throughout

For more information about Crescent IV, or any of our other fine properties, please visit [SheaProperties.com](http://SheaProperties.com).



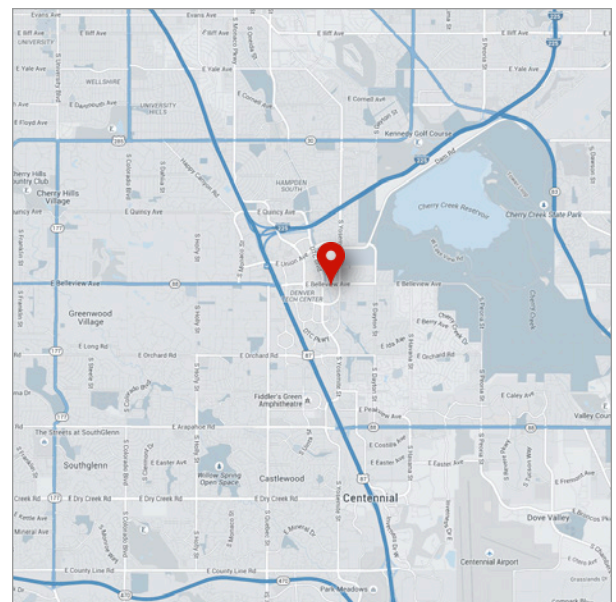
*Located in the heart of DTC*





### Building Features & Amenities

- Three-story, Class A office building totaling 39,492 RSF
- Located in the heart of the Denver Technological Center
- Easy access to I-25, I-225 and Bellevue Avenue
- Spectacular mountain views
- Free, ample surface parking at 3.8 to 1,000 SF
- Common area enhancements recently completed



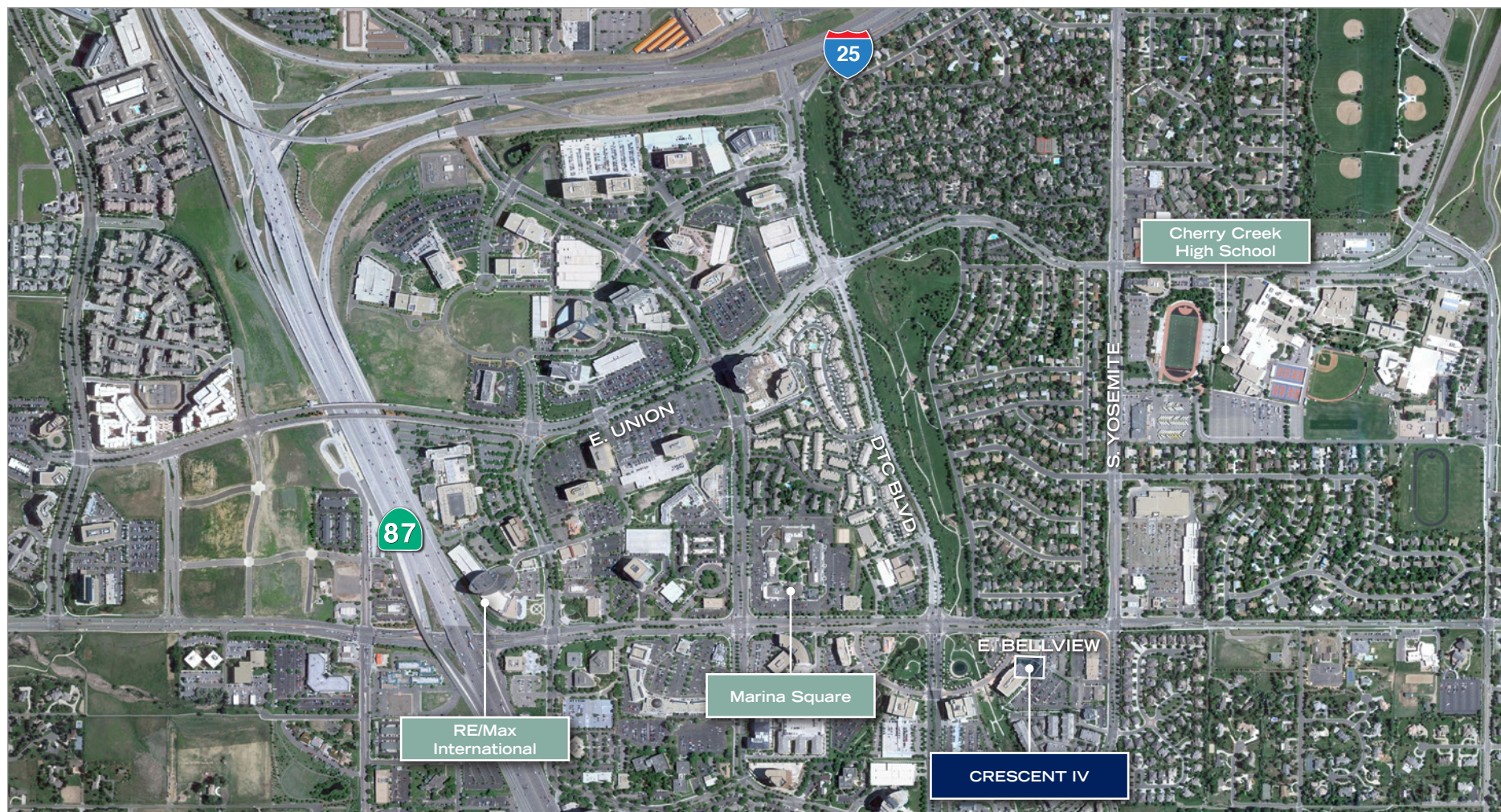
Location Map

### CUSHMAN & WAKEFIELD

Ryan Stout • (303) 813-6444 • [ryan.stout@cushwake.com](mailto:ryan.stout@cushwake.com)  
Nate Bradley • (303) 813-6448 • [nate.bradley@cushwake.com](mailto:nate.bradley@cushwake.com)



## CRESCENT IV | 8490 E. CRESCENT PARKWAY | GREENWOOD VILLAGE, COLORADO



### CUSHMAN & WAKEFIELD

Ryan Stout • (303) 813-6444 • [ryan.stout@cushwake.com](mailto:ryan.stout@cushwake.com)  
 Nate Bradley • (303) 813-6448 • [nate.bradley@cushwake.com](mailto:nate.bradley@cushwake.com)

AERIAL



## CRESCENT IV | 8490 E. CRESCENT PARKWAY | GREENWOOD VILLAGE, COLORADO



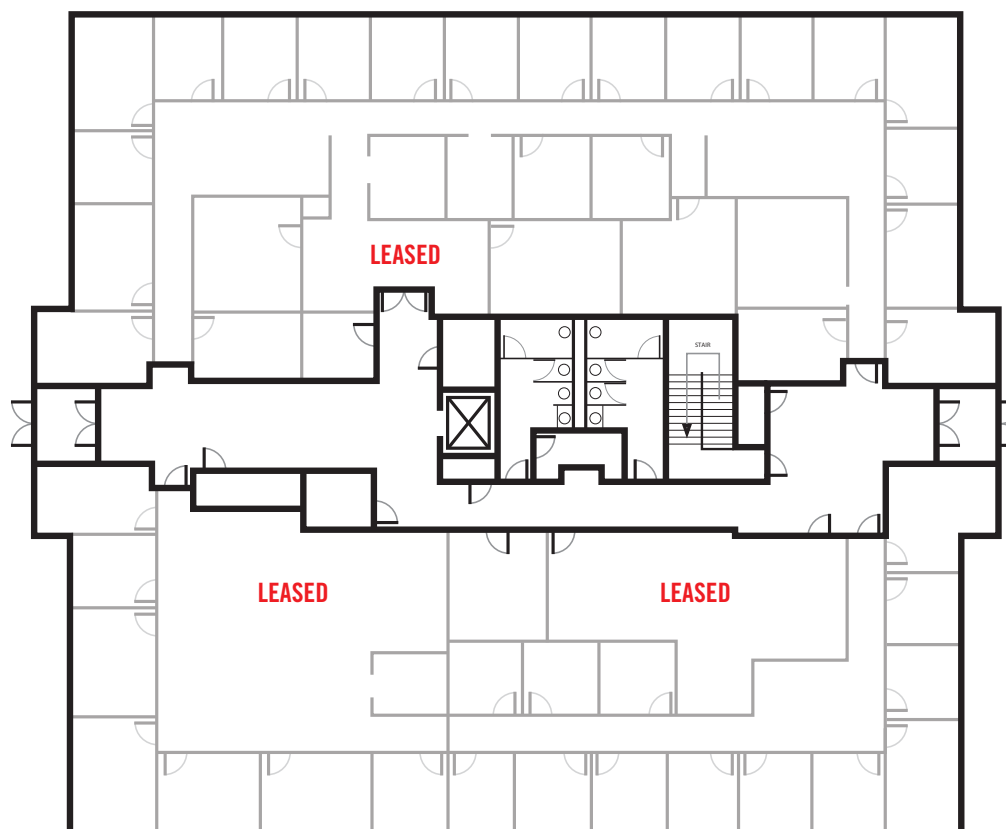
### CUSHMAN & WAKEFIELD

Ryan Stout • (303) 813-6444 • [ryan.stout@cushwake.com](mailto:ryan.stout@cushwake.com)

Nate Bradley • (303) 813-6448 • [nate.bradley@cushwake.com](mailto:nate.bradley@cushwake.com)



CRESCENT IV | 8490 E. CRESCENT PARKWAY | GREENWOOD VILLAGE, COLORADO



**FIRST FLOOR** | 12,398 RSF

Available Suite(s)

*Suite square footage includes common area pro-rata share.*

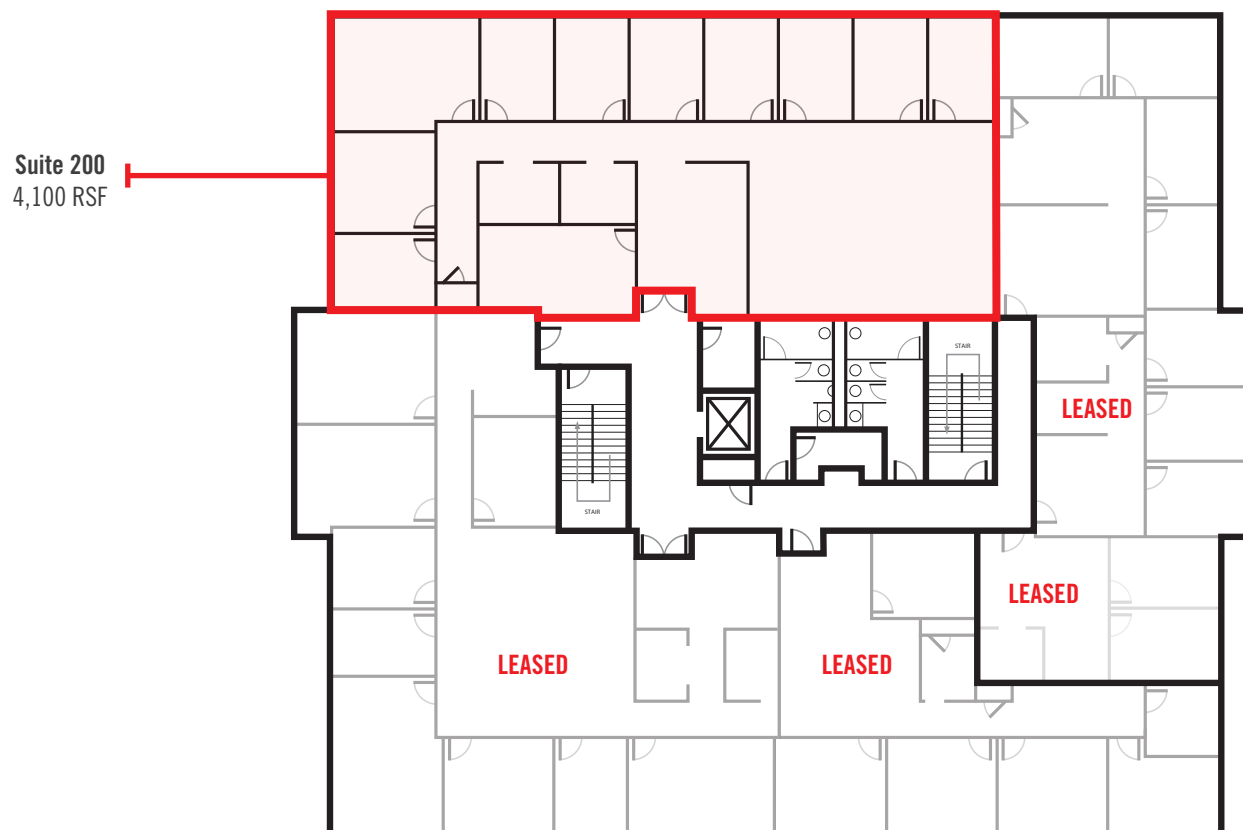
**CUSHMAN & WAKEFIELD**

Ryan Stout • (303) 813-6444 • [ryan.stout@cushwake.com](mailto:ryan.stout@cushwake.com)  
Nate Bradley • (303) 813-6448 • [nate.bradley@cushwake.com](mailto:nate.bradley@cushwake.com)

1<sup>ST</sup> FLOOR PLAN



CRESCENT IV | 8490 E. CRESCENT PARKWAY | GREENWOOD VILLAGE, COLORADO



**SECOND FLOOR** | 13,547 RSF

Available Suite(s)

*Suite square footage includes common area pro-rata share.*

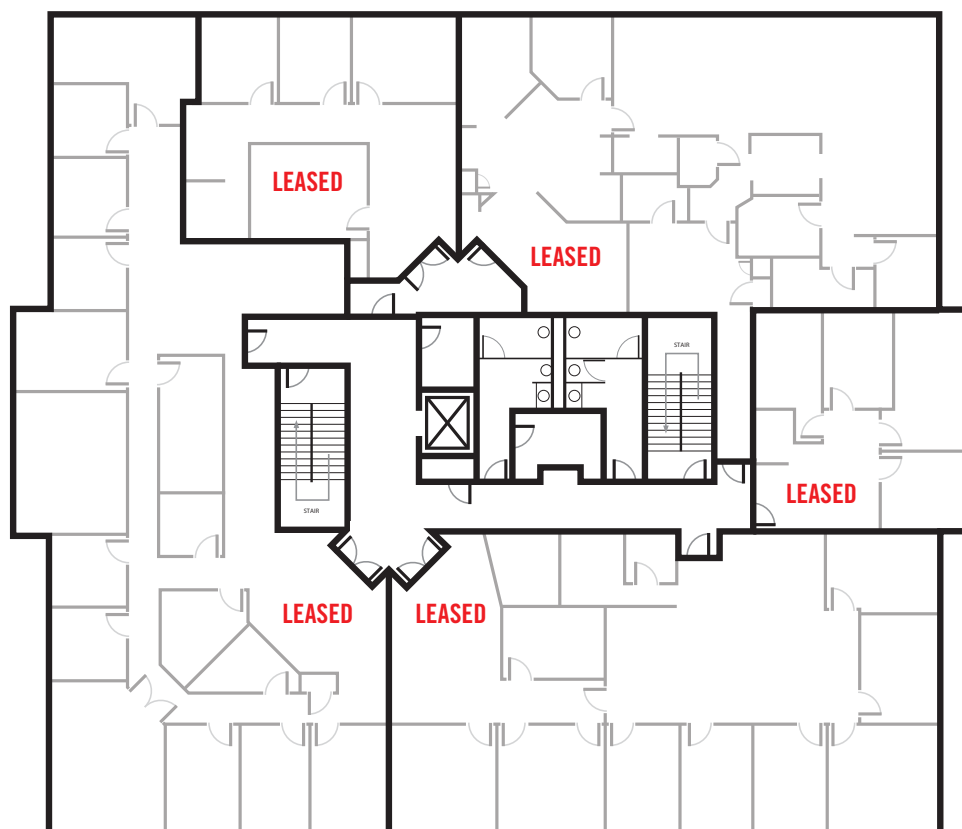
**CUSHMAN & WAKEFIELD**

Ryan Stout • (303) 813-6444 • [ryan.stout@cushwake.com](mailto:ryan.stout@cushwake.com)  
Nate Bradley • (303) 813-6448 • [nate.bradley@cushwake.com](mailto:nate.bradley@cushwake.com)

2<sup>ND</sup> FLOOR PLAN



CRESCENT IV | 8490 E. CRESCENT PARKWAY | GREENWOOD VILLAGE, COLORADO



**THIRD FLOOR** | 13,547 RSF

Available Suite(s)

*Suite square footage includes common area pro-rata share.*

**CUSHMAN & WAKEFIELD**

Ryan Stout • (303) 813-6444 • [ryan.stout@cushwake.com](mailto:ryan.stout@cushwake.com)  
Nate Bradley • (303) 813-6448 • [nate.bradley@cushwake.com](mailto:nate.bradley@cushwake.com)

3<sup>RD</sup> FLOOR PLAN