



# CRESCENT IV

**CRESCENT IV • 8490 E. CRESCENT PARKWAY • GREENWOOD VILLAGE, COLORADO**

**FULLY  
LEASED**

Spaces Available

**3,390 SF**

Minimum

**4,100 SF**

Maximum

This three-story building is located in the heart of the Denver Technological Center (DTC) and provides 39,492 RSF of Class A office space with spectacular mountain views. Convenient access to and from Interstate 25, Interstate 225 and Belleview 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 SF.

For more information on Crescent IV or any of our other outstanding properties, visit [SheaProperties.com](https://www.sheaproperties.com).



*Located in the heart of DTC.*

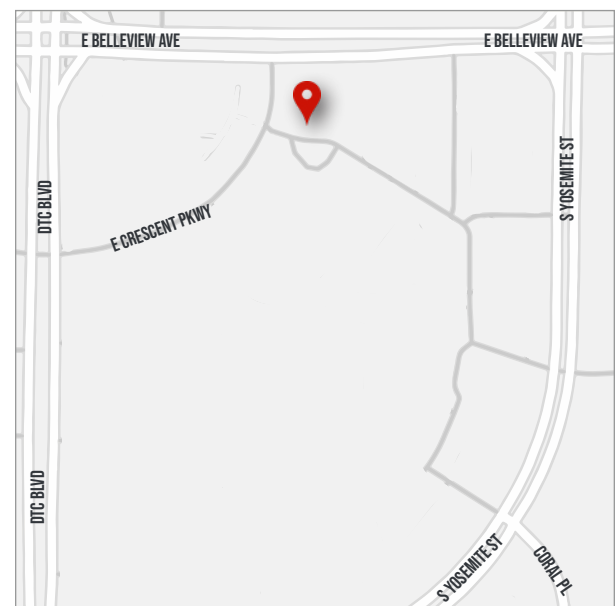




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### HIGHLIGHTS

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



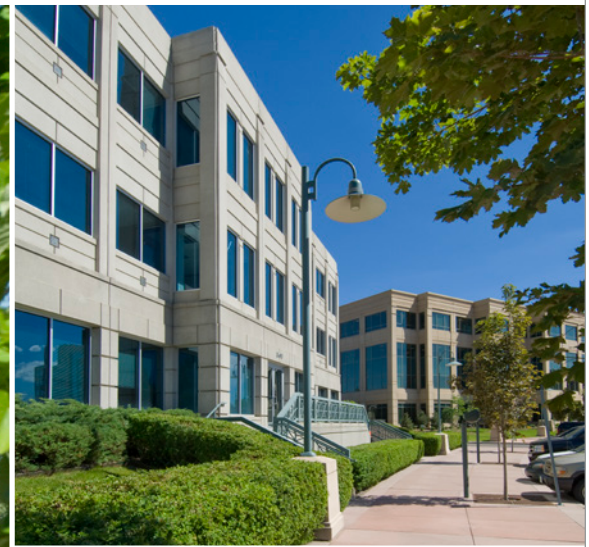


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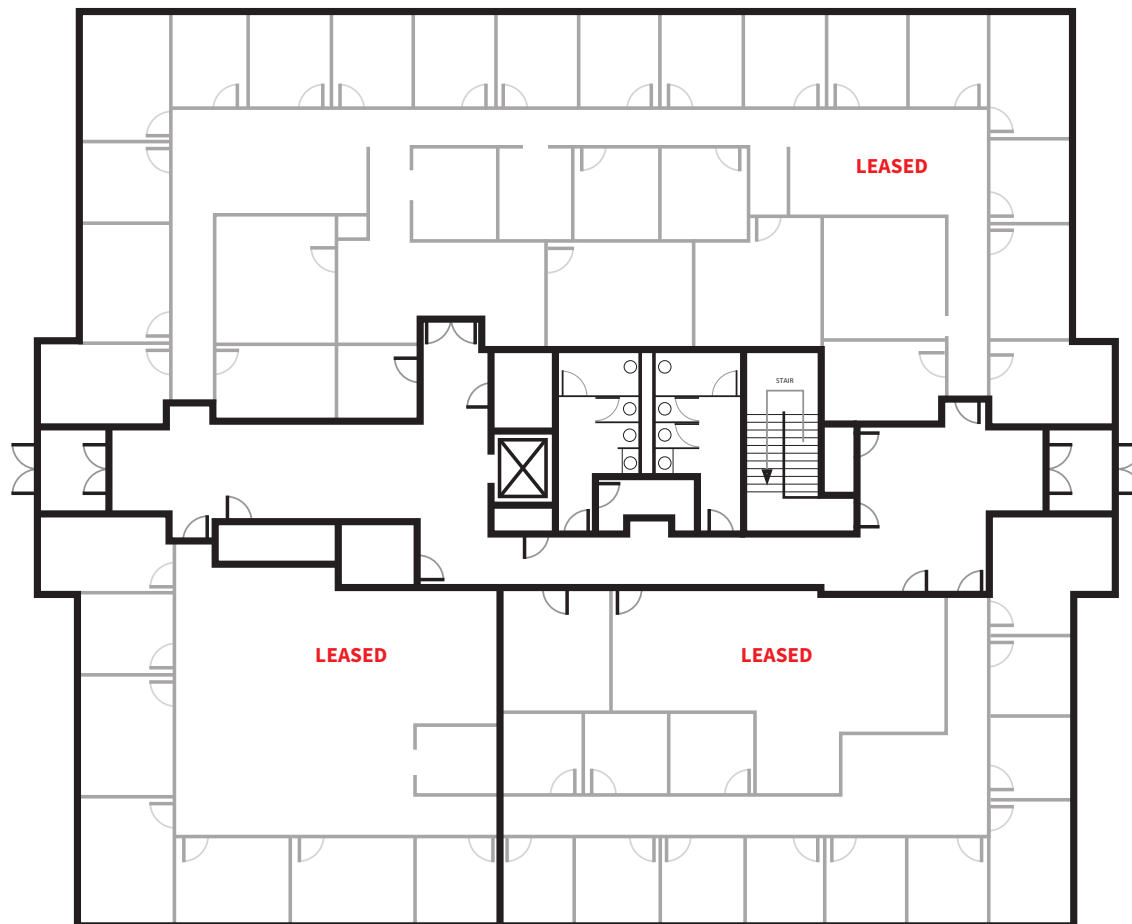




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**FIRST FLOOR** | 12,398 RSF

 Available Suite(s)

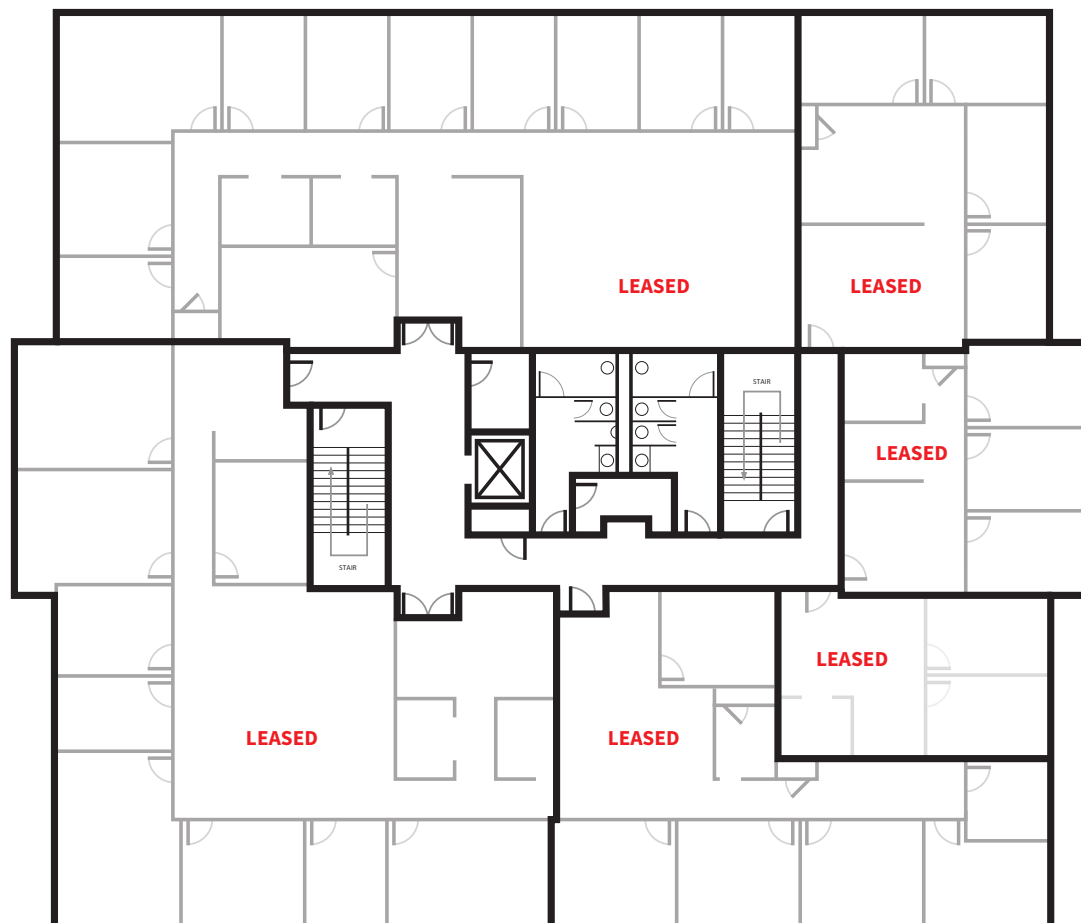
*Suite square footage includes common area pro-rata share.*

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**1<sup>ST</sup> FLOOR**



**SECOND FLOOR** | 13,547 RSF

 Available Suite(s)

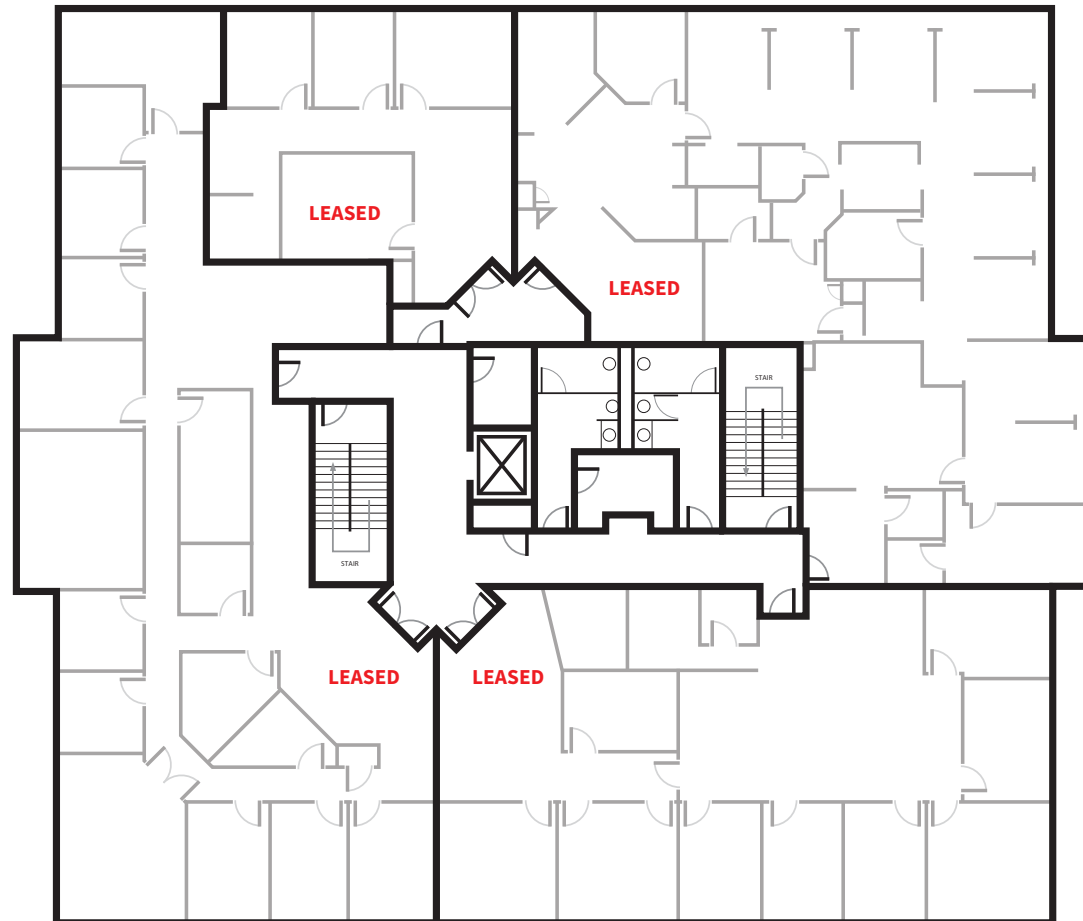
*Suite square footage includes common area pro-rata share.*

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**2<sup>ND</sup> FLOOR**



**THIRD FLOOR** | 13,547 RSF

 Available Suite(s)

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

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**3<sup>RD</sup> FLOOR**