

**CRESCENT IV - 8490 E. CRESCENT PARKWAY - GREENWOOD VILLAGE, COLORADO****3**

Spaces Available

1,506 SF

Minimum

6,419 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).



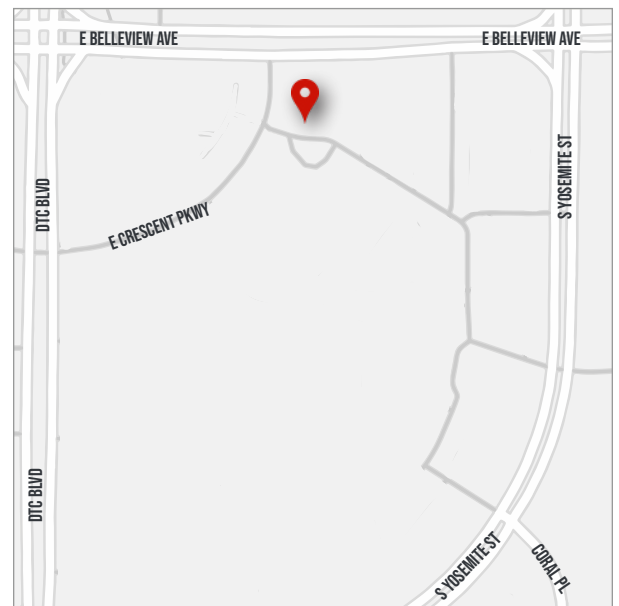
Located in the heart of DTC.



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

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 Belleview 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
 Zach Williams ▪ (303) 813 6474 ▪ zach.williams@cushwake.com



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

CUSHMAN & WAKEFIELD

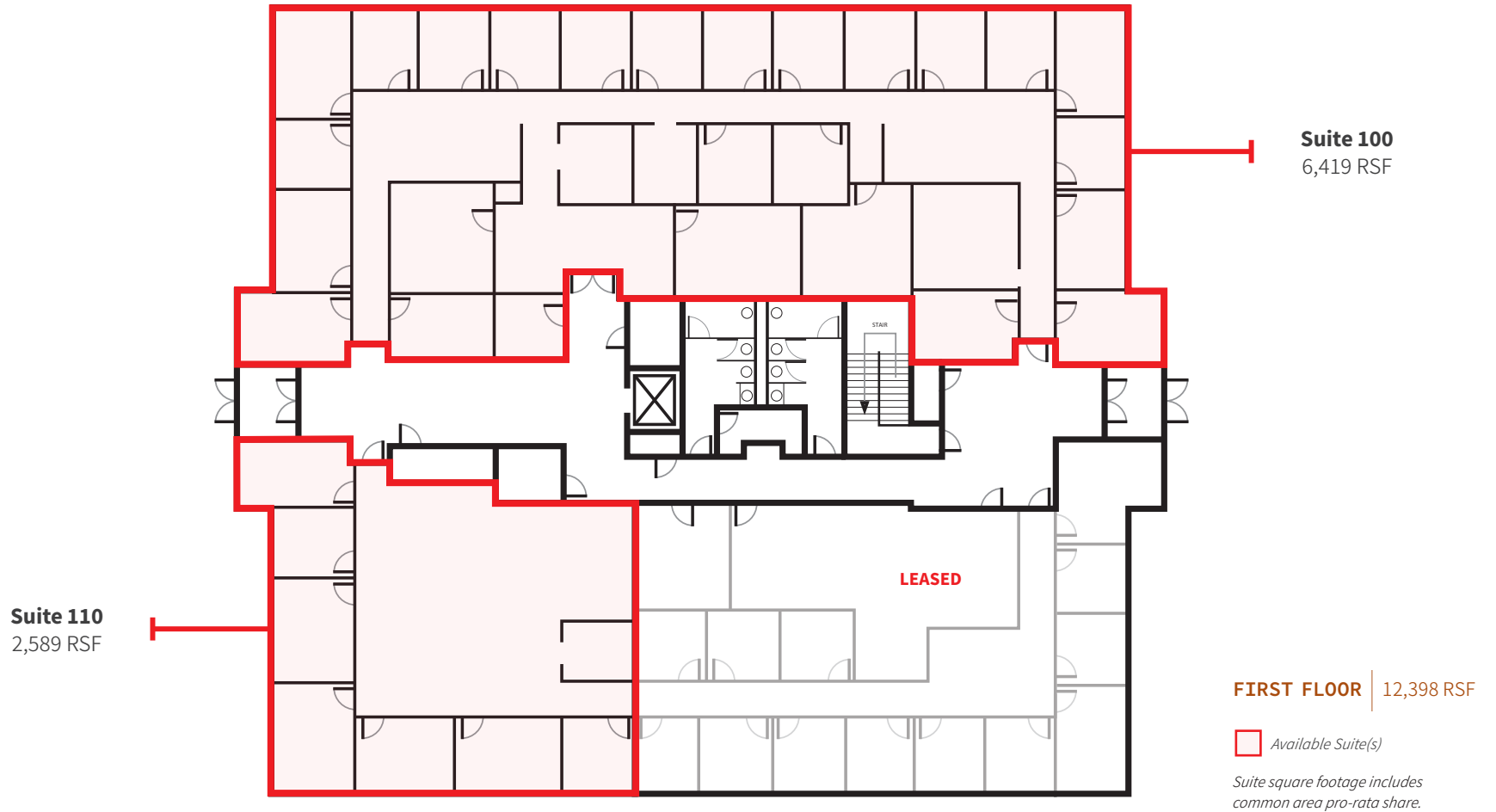
Ryan Stout ▪ (303) 813-6448 ▪ ryan.stout@cushwake.com
Zach Williams ▪ (303) 813 6474 ▪ zach.williams@cushwake.com



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

CUSHMAN & WAKEFIELD

Ryan Stout ▪ (303) 813-6448 ▪ ryan.stout@cushwake.com
Zach Williams ▪ (303) 813 6474 ▪ zach.williams@cushwake.com

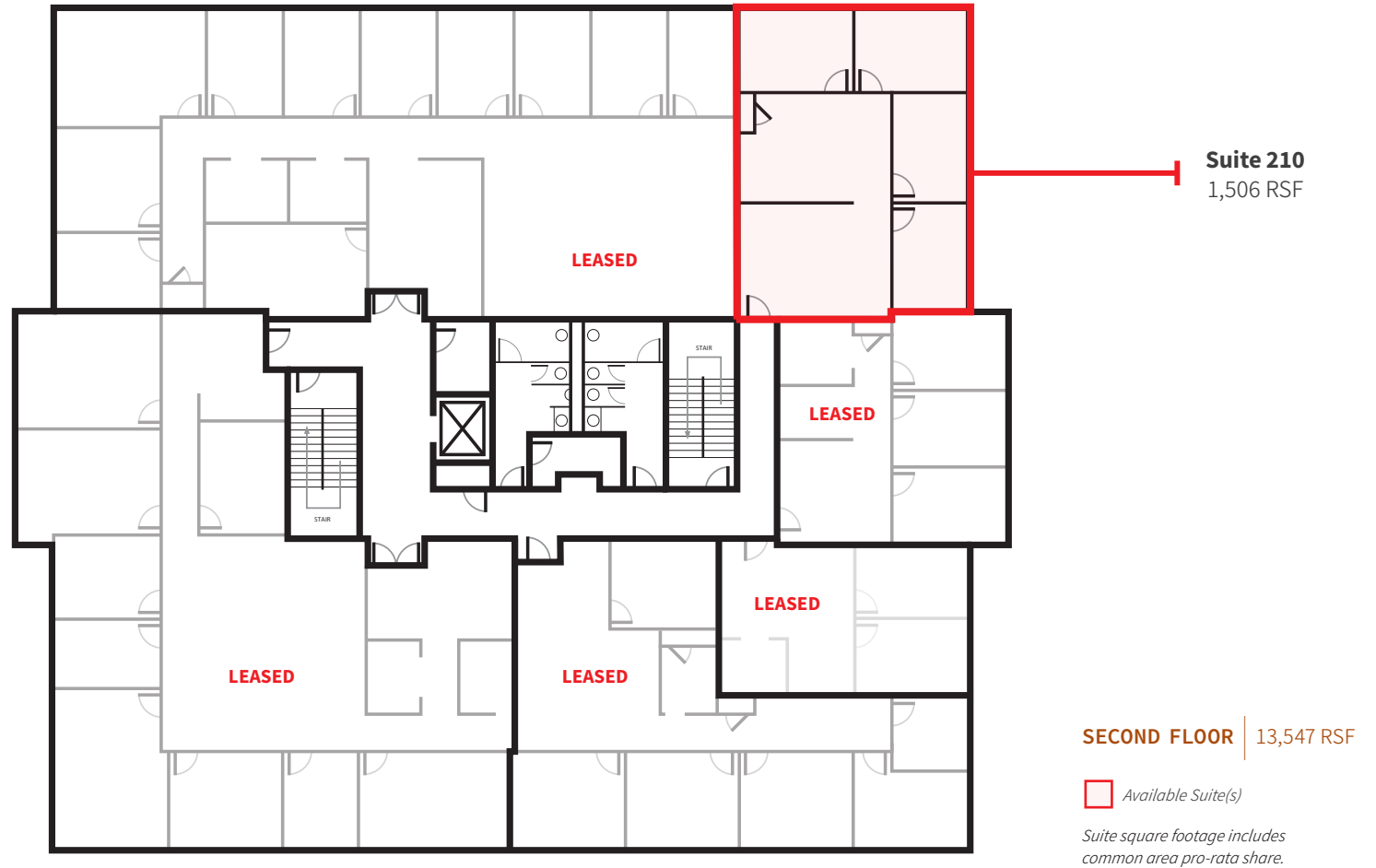


CRESCENT IV - 8490 E. CRESCENT PARKWAY - GREENWOOD VILLAGE, COLORADO

CUSHMAN & WAKEFIELD

Ryan Stout ▪ (303) 813-6448 ▪ ryan.stout@cushwake.com
Zach Williams ▪ (303) 813 6474 ▪ zach.williams@cushwake.com

1ST FLOOR

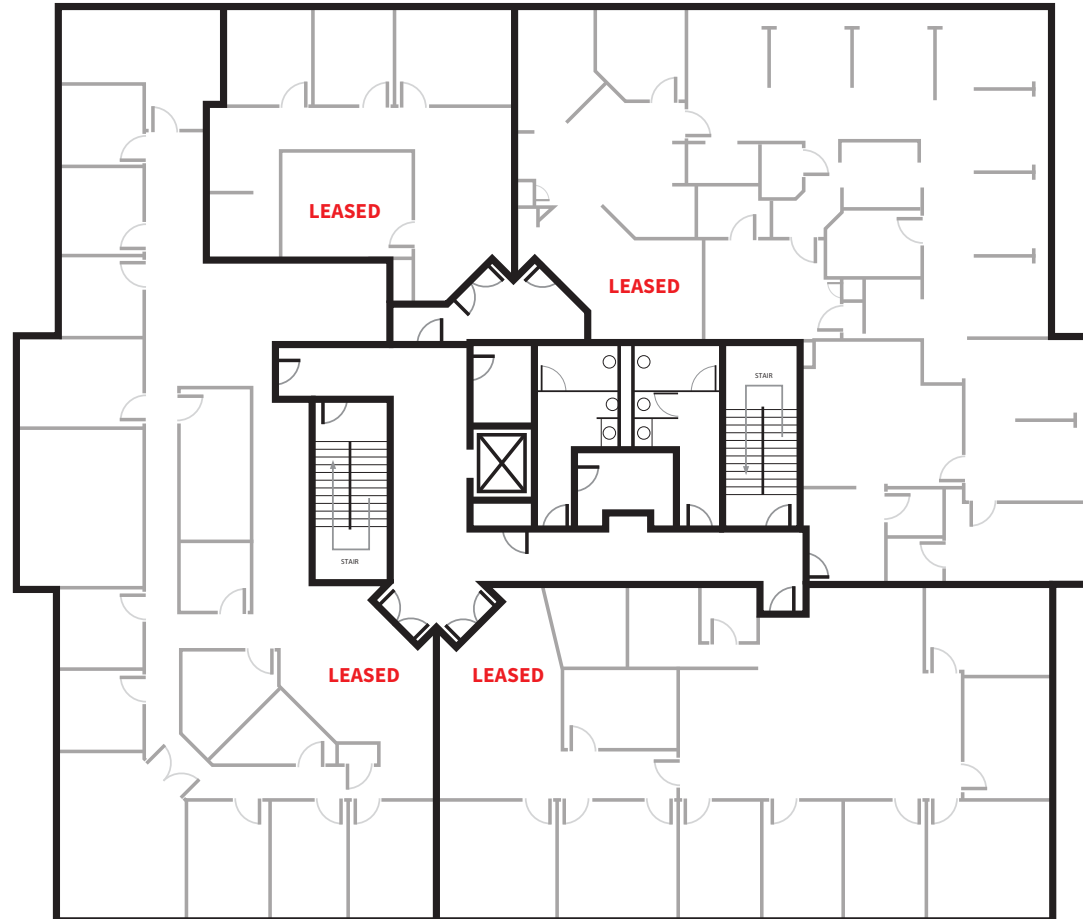


CRESCENT IV - 8490 E. CRESCENT PARKWAY - GREENWOOD VILLAGE, COLORADO

CUSHMAN & WAKEFIELD

Ryan Stout ▪ (303) 813-6448 ▪ ryan.stout@cushwake.com
Zach Williams ▪ (303) 813 6474 ▪ zach.williams@cushwake.com

2ND FLOOR



THIRD FLOOR | 13,547 RSF

 Available Suite(s)

Suite square footage includes common area pro-rata share.

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

CUSHMAN & WAKEFIELD

Ryan Stout ▪ (303) 813-6448 ▪ ryan.stout@cushwake.com
Zach Williams ▪ (303) 813 6474 ▪ zach.williams@cushwake.com

3RD FLOOR