



STANFORD PLACE III



a heightened

WORKPLACE

EXPERIENCE

4582 S. ULSTER STREET, DENVER, CO 80237



THE POWER OF PLACE

Discover modern, efficient workspace and sought-after onsite amenities, all in a location that makes commuting easier. It's all at Stanford Place III, conveniently situated in the north Denver Tech Center and surrounded by walkable dining, services, hotels, and recreation.

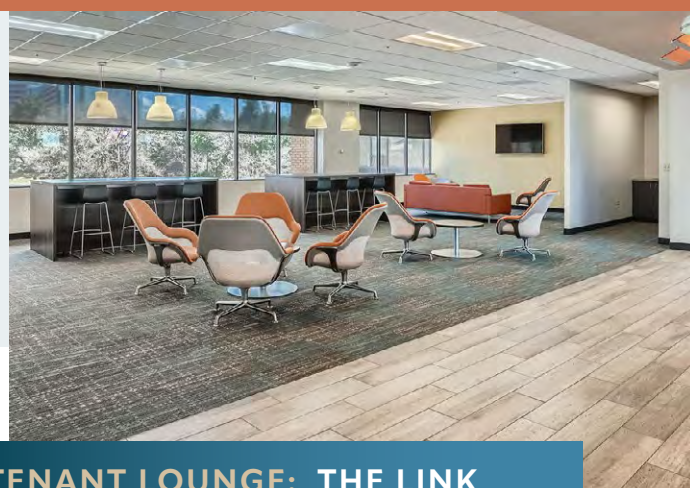
SPEC SUITES AVAILABLE IN ALL SIZES



STANFORD PLACE III

UNDER RENOVATION

FOR Q2 2023 COMPLETION



TENANT LOUNGE: THE LINK



ABUNDANT COVERED PARKING

UP TO: 5:100 RATIO



Efficient 21K SF floor plates



Newly renovated tenant lounge



Spectacular 360 degree views



Conference center w/ capacity for up to 100



Expanded onsite fitness center under construction



Complimentary snacks & water in lobby niche



Secure, onsite bike storage



Convenient onsite café



Outdoor patio



Collaboration areas

UNDER CONSTRUCTION - COMING Q3 2023



FULLY UPGRADED FITNESS CENTER

ONSITE WITH SHOWERS & LOCKERS

The new fitness center will double in size and provide private showers and lockers exclusively for tenants of Stanford Place III

CONFERENCE CENTER

WITH CAPACITY UP TO 100



ONSITE CAFE



QUARTERLY SOCIAL EVENTS

WEEKLY YOGA FOR TENANTS



SECURE ONSITE

BIKE STORAGE & LOCKERS



UPGRADED & ELEGANT LOBBY

FIND YOUR

SUITE SPOT

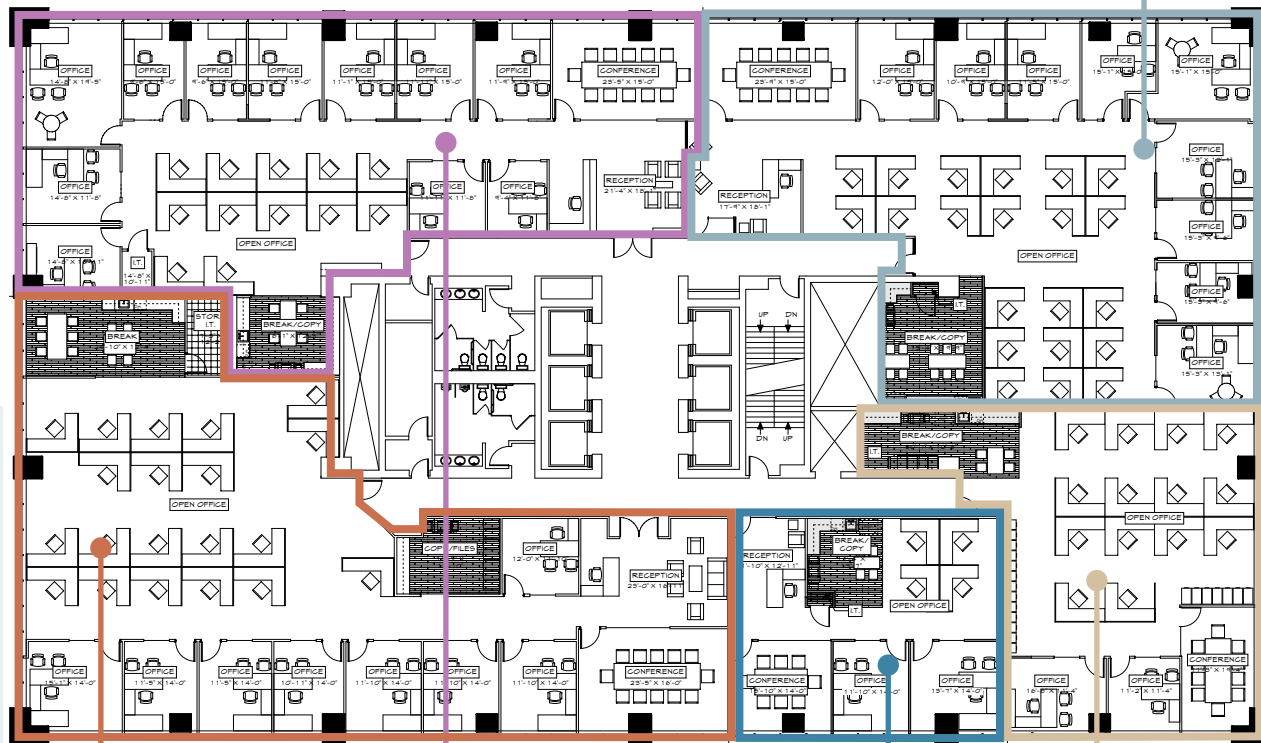


From move-in ready spec suites to customizable full floors, you'll find space at Stanford Place III to fit your team's unique ways of working together.

13TH FLOOR

±1,739 - ±6,453 RSF Spec Suites with Incredible Views

Suite 1310 | ±5,544 RSF



Suite 1350 | ±6,453 RSF

Suite 1300 | ±5,225 RSF

Suite 1330 | ±1,739 RSF

Suite 1320 | ±2,806 RSF

FITNESS CENTER FLOOR PLAN

COMING IN Q3 2023



Changing Room
11'-4" X 5'-0"

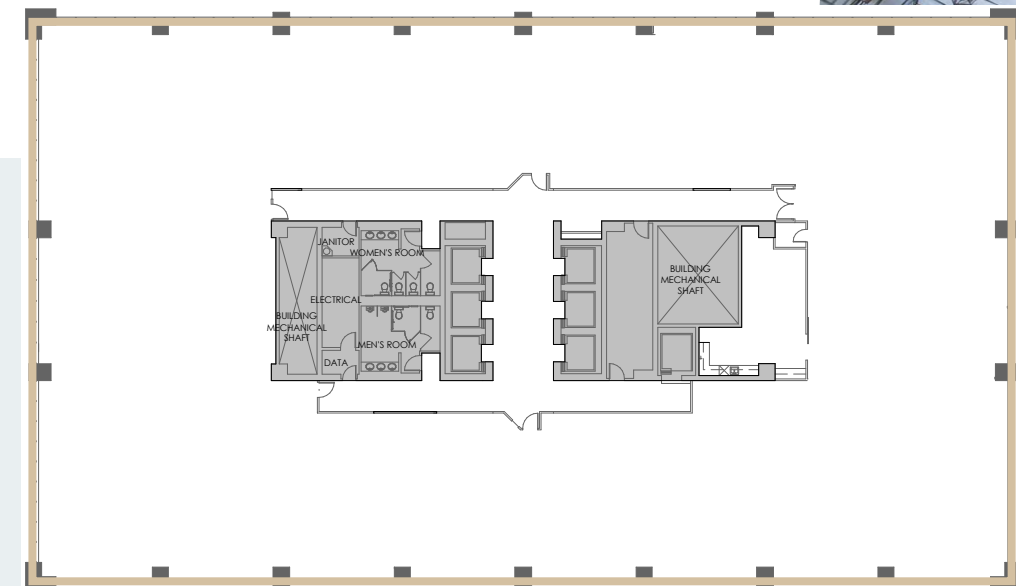
Restroom/Shower
7'-0" X 11'-0"

Restroom/Shower
7'-0" X 11'-0"

Fitness Area



TYPICAL FULL FLOOR | ±21,603 RSF





COMPLIMENTARY
WATER & SNACKS



UPDATED & MODERN
ELEVATOR CORRIDORS



MENASHE PROPERTIES

SP STANFORD PLACE III



DEDICATED OWNERSHIP

Known as a responsive, trustworthy owner, Menashe Properties is investing significant resources to provide a top-notch tenant experience and value that's unmatched in the submarket.

Menashe Properties is a dedicated ownership team with over 40 years of experience in developing innovative properties that challenge traditional office spaces.



360 DEGREE VIEWS
OF THE ROCKY MOUNTAINS

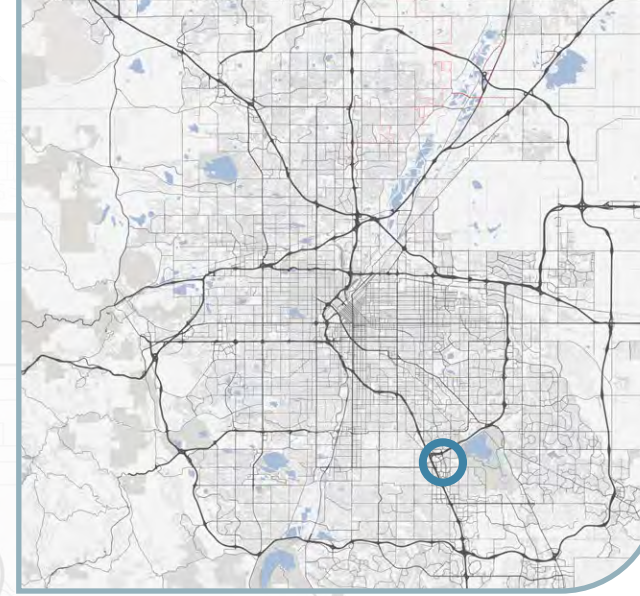


OUTDOOR
PATIO SEATING



ABUNDANT COVERED PARKING

CONNECT WITH EASE



8 HOTELS

80+ RESTAURANTS



Stanford Place III is strategically situated at the intersection of I-25 and I-225, offering a prime central location in the DTC. From this advantageous position, you'll have easy access to everything the Denver Metro area has to offer, from the mountains to DIA to downtown. And within just a mile radius, you'll discover an array of amenities waiting to be explored.

bellevue
STATION



21
RETAILERS



18 MINS
Downtown Denver

30 MINS
Denver Int'l Airport



WITHIN 1 MILE



9
FITNESS
OPTIONS





STANFORD PLACE III

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