

9197 SOUTH  
PEORIA  
STREET

ENGLEWOOD • COLORADO



272,000 SF WORLD-CLASS HEADQUARTER BUILDING AVAILABLE FOR LEASE

[www.9197denver.com](http://www.9197denver.com)



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# 9197 SOUTH PEORIA STREET



**9197 South Peoria Street**  
is a world-class  
**272,000 SF**  
headquarter building  
located in  
Southeast Denver

Spectacular high-end corporate campus opportunity conveniently located in Meridian International Business Park

Surface parking plus 444 covered, heated parking spaces, can accommodate a dense parking ratio

Up to 750 seat multi-media room/auditorium with state-of-the art audio visual system

Large, heavily redundant server room

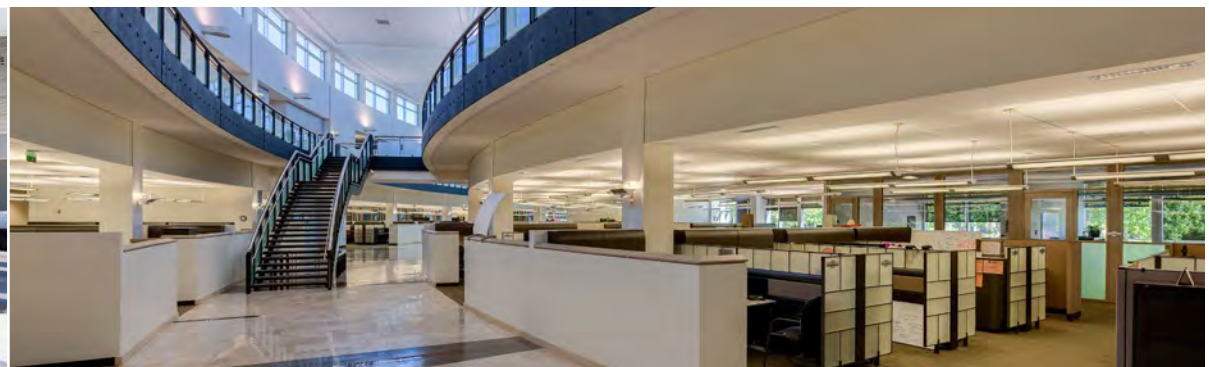
Future development site for expansion on property

1 minute to E-470, 2 Minutes to I-25, 3 minutes to private Centennial Airport, 25 minutes to DIA

Spectacular views from downtown Denver to Pikes Peak

One of the most highly engineered buildings in the region

Windowed atrium provides natural light and bridges enable employee connectivity



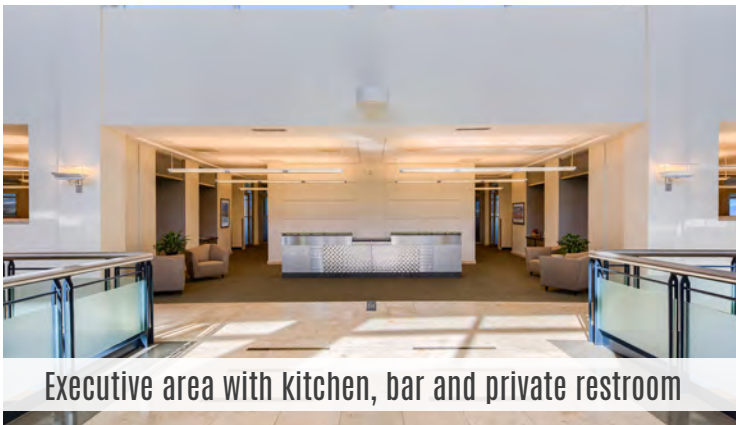
10' ceilings in the tenant areas as well as state-of-the-art uplighting and a 3-story atrium flood the facility with abundant natural light.



Multi-media auditorium that accommodates seated groups up to 750 with four large digital monitors and over 34 multi-function meeting rooms



Spacious, park-like courtyard is fully secured to enjoy lunch or outdoor work gatherings



Executive area with kitchen, bar and private restroom



# 9197

DOWNTOWN DENVER

20 MINUTES TO DOWNTOWN DENVER

13 MINUTES TO DENVER TECH CENTER

**PARK MEADOWS MALL**  
Largest Mall in Denver  
185 STORES  
35 RESTAURANTS

## Corporate Neighbors



470

25

CENTENNIAL AIRPORT

2 MINUTES TO CENTENNIAL AIRPORT

28 MINUTES TO DENVER INTERNATIONAL AIRPORT



MERIDIAN GOLF COURSE

CALL-N-RIDE ROUTE TO LIGHT RAIL

9197

S PEORIA ST

5 MINUTES TO I-25 AND LINCOLN

**GUARANTY BANK AND TRUST COMPANY**

**KNEADERS BAKERY & CAFE**

**Carla's Zovetti's Bakery Shop**

**STARBUCKS COFFEE**

**Great Beginnings**

**Domino's**

**24 FITNESS**

**7 ELEVEN**

**VALERO**

E LINCOLN AVE

On the Rox

