

MODERN WORKPLACE

IN THE HEART OF
MERIDIAN BUSINESS CENTER



Three Maroon
9635 MAROON CIRCLE | ENGLEWOOD, CO 80112



Maroon Five
9540 MAROON CIRCLE | ENGLEWOOD, CO 80112





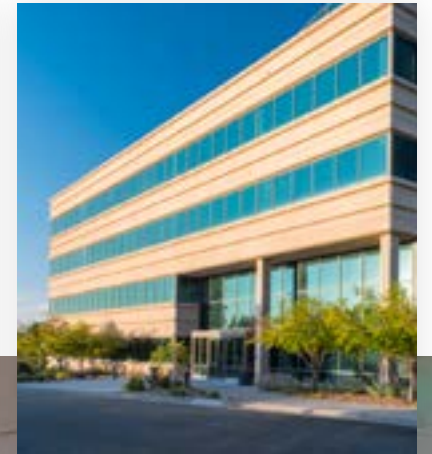
**9635 MAROON CIRCLE
ENGLEWOOD, CO 80112**

Located in the heart of the Meridian International Business Center, Three Maroon offers Class A features including an exterior glass curtain wall design and dramatic circular building lobby. Beautiful golf course and mountain views are available from all floors and the building is easily accessible from E-470 and I-25. Numerous entertainment, dining, and housing options are minutes away, making Three Maroon the evident choice for the discerning corporate tenant.



Building Breakdown

- » Four-story, 86,244 square-foot building
- » 21,420 square-foot typical floor plate
- » 3.83/1,000 parking ratio (315 surface spaces and 15 covered)
- » Shower and locker facilities
- » Key card access that provides after-hour access to building and elevator access to individual tenant floors
- » Dramatic circular lobby with handcrafted stone floors
- » Picturesque golf course and mountain views on every floor
- » Minutes from I-25, E-470, Park Meadows Mall, Meridian Village Center, and master-planned RidgeGate development
- » **New Spec Suites starting Q1 2021**



SPEC SUITE



**9540 S MAROON CIRCLE
ENGLEWOOD, CO 80112**



Maroon Five is an immaculate four-story, Class A office building consisting of approximately 88,633 rentable square feet. It is situated in the heart of Meridian International Business Center which is one of Denver's strongest suburban markets. The building features on-site showers / lockers, direct access to Interstate 25 via Lincoln Avenue and numerous retail amenities are nearby at Meridian Village Center, Park Meadows Mall, and along Lincoln Avenue.

Building Breakdown

- » Four-story, 88,633 square-foot building
- » 22,158 square-foot typical floor plate
- » 3.72/1,000 parking ratio (310 surface spaces and 20 covered)
- » Shower and locker facilities
- » Outdoor amenity space
- » **New Spec Suites starting Q1 2021**
- » Key card access that provides after-hour access to building and elevator access to individual tenant floors
- » Mountain views on every floor
- » Minutes from I-25, E-470, Park Meadows Mall, Meridian Village Center, and master-planned RidgeGate development



SUITE 200: 9,770 SF



**NUMEROUS DINING
OPTIONS WITHIN A
SHORT DISTANCE**



**NEIGHBORING
LINCOLN LIGHT RAIL
STATION**



**IMMEDIATE ACCESS
TO LINCOLN
AVENUE AND I-25**



**ADJACENT TO PARK
MEADOWS MALL AND
NUMEROUS RETAIL
DESTINATIONS**



- PARK MEADOWS MALL**
- CALIFORNIA PIZZA KITCHEN
 - DICK'S SPORTING GOODS
 - CHEESECAKE FACTORY
 - DILLARD'S
 - SEASONS 52
 - EARL'S KITCHEN + BAR
 - JC PENNY
 - MACY'S
 - NORDSTROM
 - YARD HOUSE

**LINCOLN
LIGHT RAIL
STATION**

M5
MAROON FIVE

3M
THREE MAROON

- MERIDIAN VILLAGE CENTER**
- KNEADERS BAKERY & CAFE
 - STARBUCKS
 - JIMMY JOHN'S
 - DOMINO'S PIZZA

4 MIN
DRIVE TO LINCOLN STATION

9 MIN
DRIVE TO PARK MEADOWS

25 MIN
DRIVE TO DOWNTOWN

For information on leasing opportunities, please contact:

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**LINCOLN
PROPERTY
COMPANY**

MARK  CAPITAL