



Highlands Ranch, CO

598,000 SF

of Class-A office space

37.41-acre

campus

Three

6-story buildings



CONNECTS

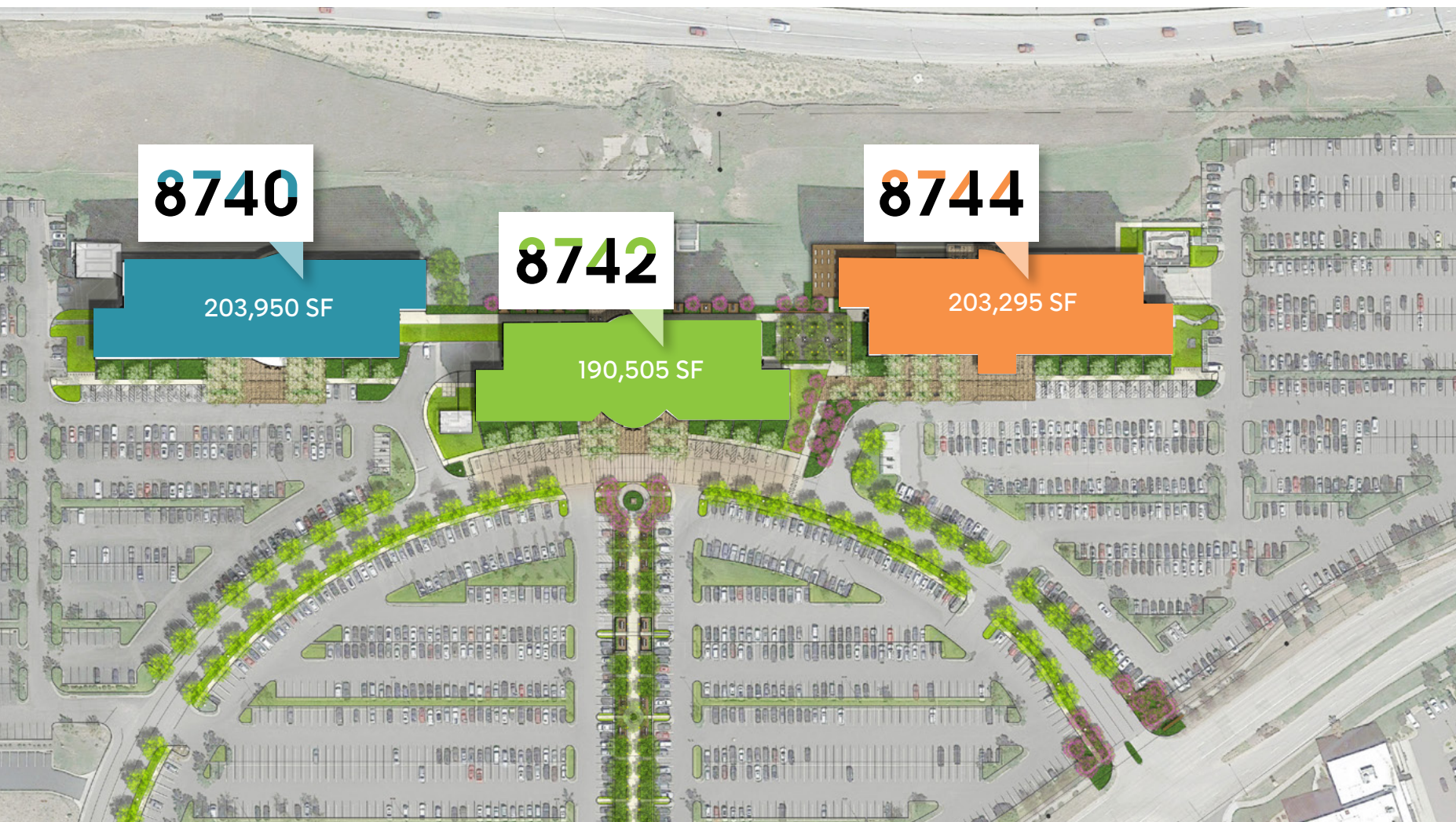
For strategic businesses, ARC 470 is the bridge between where you are and where you're going. Its location advantages facilitate growth and recruitment. Large, flexible floorplates accommodate modern ways of working and let you optimize your space for productivity, while the on-site and walkable amenities are unmatched in other suburban properties.

Opportunity Highlights:

- 598,000 SF of Class-A space in 3 buildings
- Recent \$40 million capital improvement project completed for state-of-the-art building infrastructure and in-demand amenities
- Large conference center
- Ideally located in Highlands Ranch, with walkable amenities and large labor pool nearby
- Brand-new amenity spaces including fitness center and lounge
- 33,500 SF average floor plate
- Easy access to C-470
- On-site parking
- On-site management
- High visibility / signage & identity opportunities



Campus Site Plan



Connect to Talent

The Highlands Park area is in proximity to a large labor pool and offers excellent quality of life.

Area demographics within a 10-mile radius of ARC 470



Population:
735,482



Median age:
39.5



Median home value:
\$490,336



Per capita income:
\$51,185
(Avg HH Income: \$127,453)



Median income:
Median HH Income
\$96,059

Highlands Ranch – Area Highlights



Population:
98,000



70+ miles
Of trails



26
Parks



2,650
Acres of open space



8740

Kendrick Castillo Way

203,950 SF

building size

6

number of floors

5.27/1,000

parking ratio

2000

year built

36,000 SF

typical floor plate

4 including 1 freight

elevators



8742

Kendrick Castillo Way

190,505 SF

building size

6

number of floors

5/1,000

parking ratio

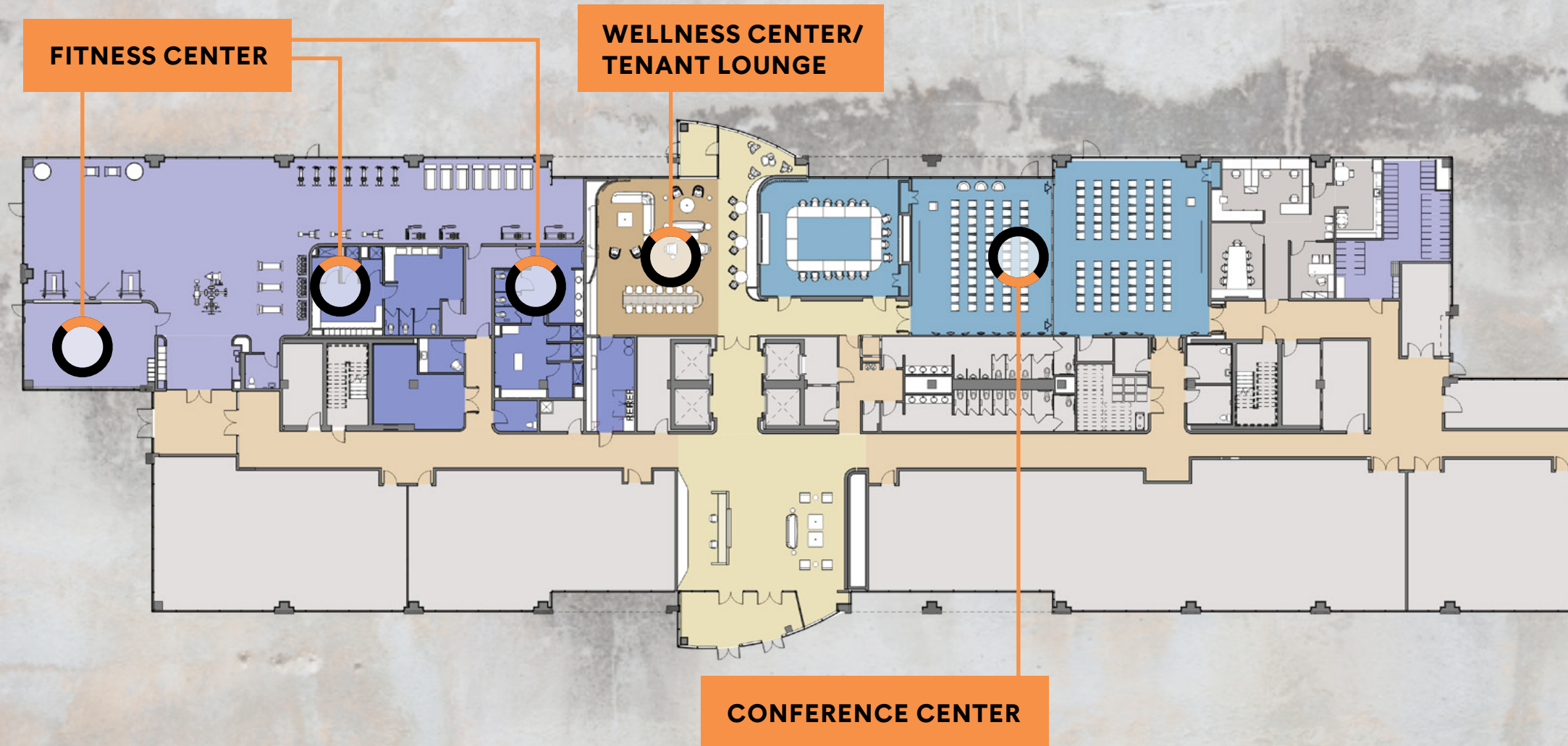
2000

year built

34,000 SF

typical floor plate





8744
Kendrick Castillo Way

203,295 SF
building size

6
number of floors

5/1,000
parking ratio

2000
year built

35,000 SF
typical floor plate





Connect to...

Wellness

The new, state-of-the-art on-site fitness center promotes wellness and stress management, offering maximum convenience to employees. Bike commuters can easily get to ARC 470 via the Denver Metro Bike Path, and will appreciate the secure on-site bike storage.



Your Team

The best workplaces bring people together.

Whether it's a relaxing tenant lounge or a spacious conference center, ARC 470 has the facilities that help your team make the most of their time together.





Connect to

the Neighborhood

ARC 470 is perfectly located at the center of Highlands Ranch – creating the ideal urban and suburban connection at a reimagined workplace that elevates and defines how we work today.





**For More Information,
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