

# 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





# 3M

THREE MAROON

9635 MAROON CIRCLE  
ENGLEWOOD, CO 80112

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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 220: 3,913 SF



# M5

**MAROON FIVE**

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

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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

# ENVISION YOUR SPACE, DISCOVER THE POSSIBILITIES.

With everything from full floors to modest sized suites available, there's no shortage of opportunity to create the perfect office setting poised to attract and retain top employee talent.

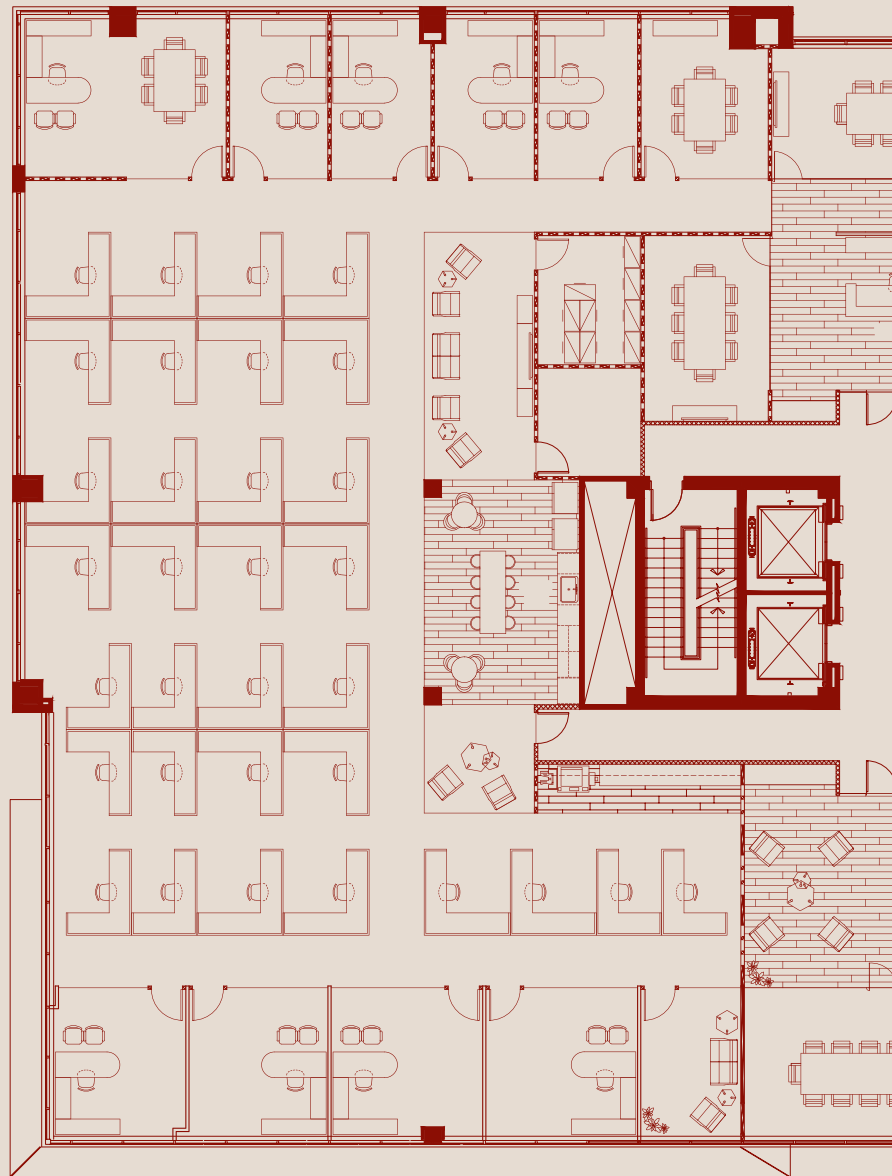


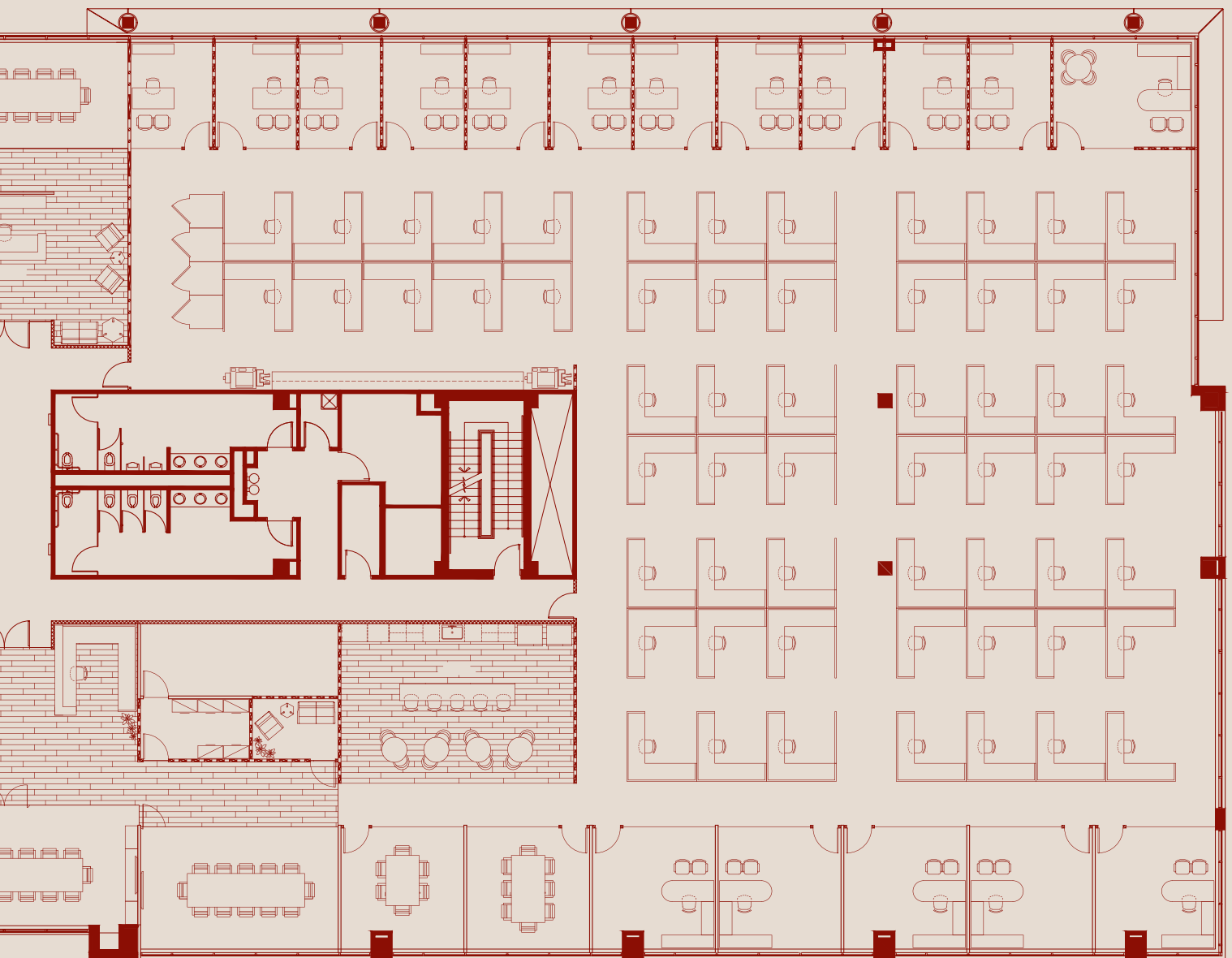
## THREE MAROON

<b>Suite 125</b>	4,615 SF
<b>Suite 150</b>	4,825 SF
<b>Suite 200</b>	6,484 SF
<b>Suite 220</b>	3,913 SF
<b>Suite 230</b>	3,344 SF
<b>Suite 260</b>	3,927 SF
<b>Suite 310/320</b>	4,720 SF
<b>Suite 340</b>	4,627 SF
<b>Suite 400</b>	5,282 SF
<b>Suite 420</b>	5,138 SF
<b>Suite 440</b>	4,720 SF
<b>Suite 450</b>	3,412 SF

## MAROON FIVE

<b>Suite 110</b>	5,106 SF
<b>Suite 200</b>	9,770 SF
<b>Suite 260</b>	2,147 SF
<b>Suite 300</b>	22,035 SF
<b>Suite 310</b>	3,906 SF
<b>Suite 400</b>	25,084 SF





**HYPOTHETICAL FULL FLOOR BUILD-OUT  
MAROON FIVE: SUITE 400 / 25,084 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**

**Meridian Golf  
Course**



**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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