



METROPOINT ONE

4600 S ULSTER STREET | DENVER, CO 80237

Total RSF:
288,574

Year Built / Renovated:
1984 / 2017

Typical Floor Plate
22,264 SF

Number of Floors:
14

Tenant Improvements:
Negotiable

Parking Ratio
3.7 : 1,000

Starting Leasing Rate

14th Floor: \$25 NNN

Floors 8-13: \$23-\$24 NNN

Floors 4-7: \$22-\$23 NNN

Floors 2-3: \$21-\$22 NNN

2026 Operating Expenses:

\$10.92 / RSF

- 39% Garage Parking
\$65 per month
- 61% Surface Parking
Free



SUITE	SF	COMMENTS	FLOOR PLAN
4th Floor	22,264	Full floor, office intensive	
900	22,229	Full floor, office intensive with kitchen and break area. Available 7/1/27	
1400	10,082	Private Patio and panoramic downtown to mountain views. Available w/ 30 days notice	
325	9,913	Mostly open space, 8 offices, kitchen and work room	
600	7,647	Elevator ID, office intensive	
1000	7,352	7 perimeter offices, 4 interior offices, open area, 2 conference rooms, kitchen, work room	
520	6,352	SPEC SUITE - Elevator ID - 11 perimeter offices, 2 interior offices, conference room, huddle room, phone room, reception area, kitchen/break area, open area, IT/storage	
820	6,177	12 perimeter offices and conference room. Available 7/1/27	
500	6,093	SPEC SUITE - Elevator ID - 7 perimeter offices, 1 interior office, conference room, 2 huddle rooms, reception area, open area, kitchen/break room, IT/storage	
630	5,688	Lobby identity, 3 perimeter offices, open area, conference room, storage/IT room	
1150	5,349	Whitebox	
250	5,003	Reception area, 4 perimeter offices, elevator identity. Available 4/1/27	
800	4,929	Elevator identity. Available 3/1/27	
550	3,347	SPEC SUITE - Elevator ID - 4 interior offices, conference room, reception area, kitchen/break area, open area, IT/storage	
200	3,191	SPEC SUITE!	
220	3,180	Mostly open with 2 perimeter offices, reception, conference room, open area	
1050	3,199	Lobby identity, 6 perimeter offices, 2 interior offices and kitchen/break area. Available 1/1/27	
830	1,625	Reception, 2 offices, open area and kitchen/break room	
660	1,441	Second gen - 1 large office and break room	

Lindsay Gilbert

720 528 6360

lindsay.gilbert@cbre.com

Mitch Bradley

720 528 6311

mitch.bradley@cbre.com

Megan Strauss

720 528 6388

megan.strauss@cbre.com



METROPOINT

TWO

4610 S ULSTER STREET | DENVER, CO 80237

Total RSF:
156,927

Year Built:
1999

Typical Floor Plate
27,794 SF

Number of Floors:
6

Tenant Improvements:
Negotiable

Parking Ratio
3.7 : 1,000

Starting Leasing Rate
\$22.00 NNN

2026 Operating Expenses:
\$9.67 / RSF

- 39% Garage Parking
\$65 per month
- 61% Surface Parking
Free



SUITE	SF	COMMENTS	FLOOR PLAN
4th Floor	27,794	Contiguous up to 83,382 SF	
5th Floor	27,794	Available with 60 days notice. Contiguous up to 83,382 SF	
6th Floor	27,794	Contiguous up to 83,382 SF	
170	3,043	Open break room and 1 conference room	
180	3,074	8 offices, 2 conference rooms, break room and IT/storage	

Lindsay Gilbert

720 528 6360
lindsay.gilbert@cbre.com

Mitch Bradley

720 528 6311
mitch.bradley@cbre.com

Megan Strauss

720 528 6388
megan.strauss@cbre.com

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.