



WESTRAY

A photograph of green plant leaves against a light background. The leaves are long and pointed, with some showing a slight curve. The background is a soft, light gray. The text is overlaid on the right side of the image.

A living workplace
by Schnitzer West.

WESTRAY



6363 GREENWOOD PLAZA BLVD
CENTENNIAL, COLORADO

Something new on the horizon.

Coming to southeast metro Denver.
Steps from light rail and adjacent to
Fiddler's Green Amphitheatre:
a new kind of work environment.
With unobstructed views of the
Rocky Mountain Front Range even
from the lobby.



An 8th-floor Sky Lobby that welcomes visitors with a panorama that stretches from Mount Evans to Longs Peak. On-site fitness and dining. Outdoor terraces that bring a generous supply of fresh air and sunshine to your meetings. Just a few examples of a design philosophy that turns Class AA office space into premium fuel for business.

Your 10am is in
the Great Room by
the fireplace.

Your 2pm is on
the terrace.

INSPIRE THE WORK.

Westray is high-performance space.
Three-dimensional inspiration. An
environment designed specifically to
nurture your employees. Energize them.
Keep them focused. And bring out
their full potential.





A LIVING WORKPLACE.



A hospitality mindset.

Hospitality is about making things easier.
And for Westray, it's about making it easier
to do great work.

- Destination restaurant
- On-site fitness center with country-club-style locker rooms and showers
- The Sky Lobby bar: a place to grab a cappuccino in the morning or a glass of wine in the evening
- A variety of innovative meeting spaces — from the Great Room to intimate conversation nooks to the library — able to accommodate 10 to 150 people
- Concierge





Inside meets outside.

Productivity improves dramatically in offices that allow for more natural light. Westray takes this bright idea to a new level, blurring the boundary between indoors and outdoors.

- Unobstructed views of the Rocky Mountain Front Range, even from the lobby
- Large 8th-floor terraces
- Outdoor spaces designed for both collaboration and seclusion
- Water features that create a refreshing environment and a calming ambient sound design



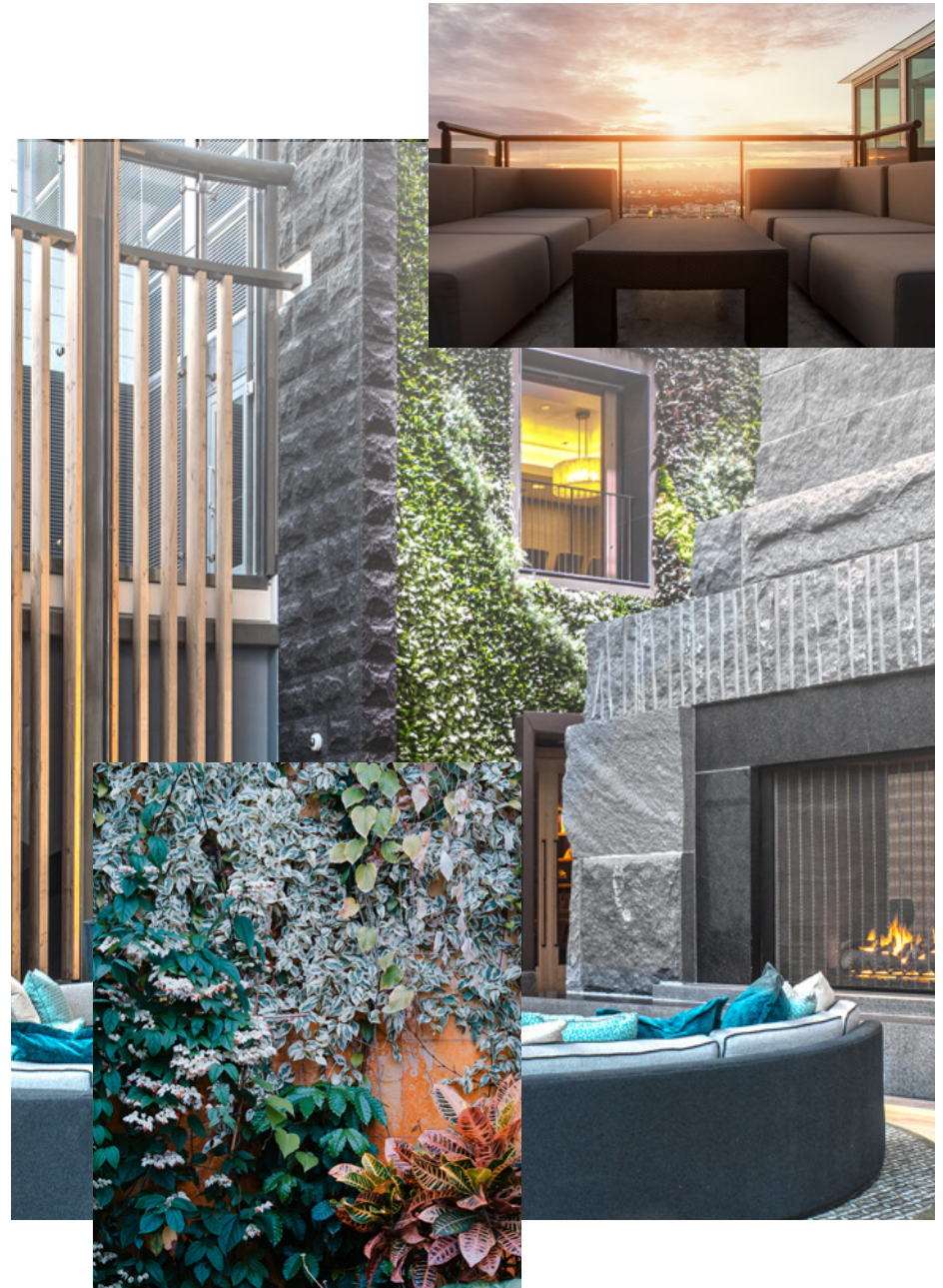
A LIVING WORKPLACE.



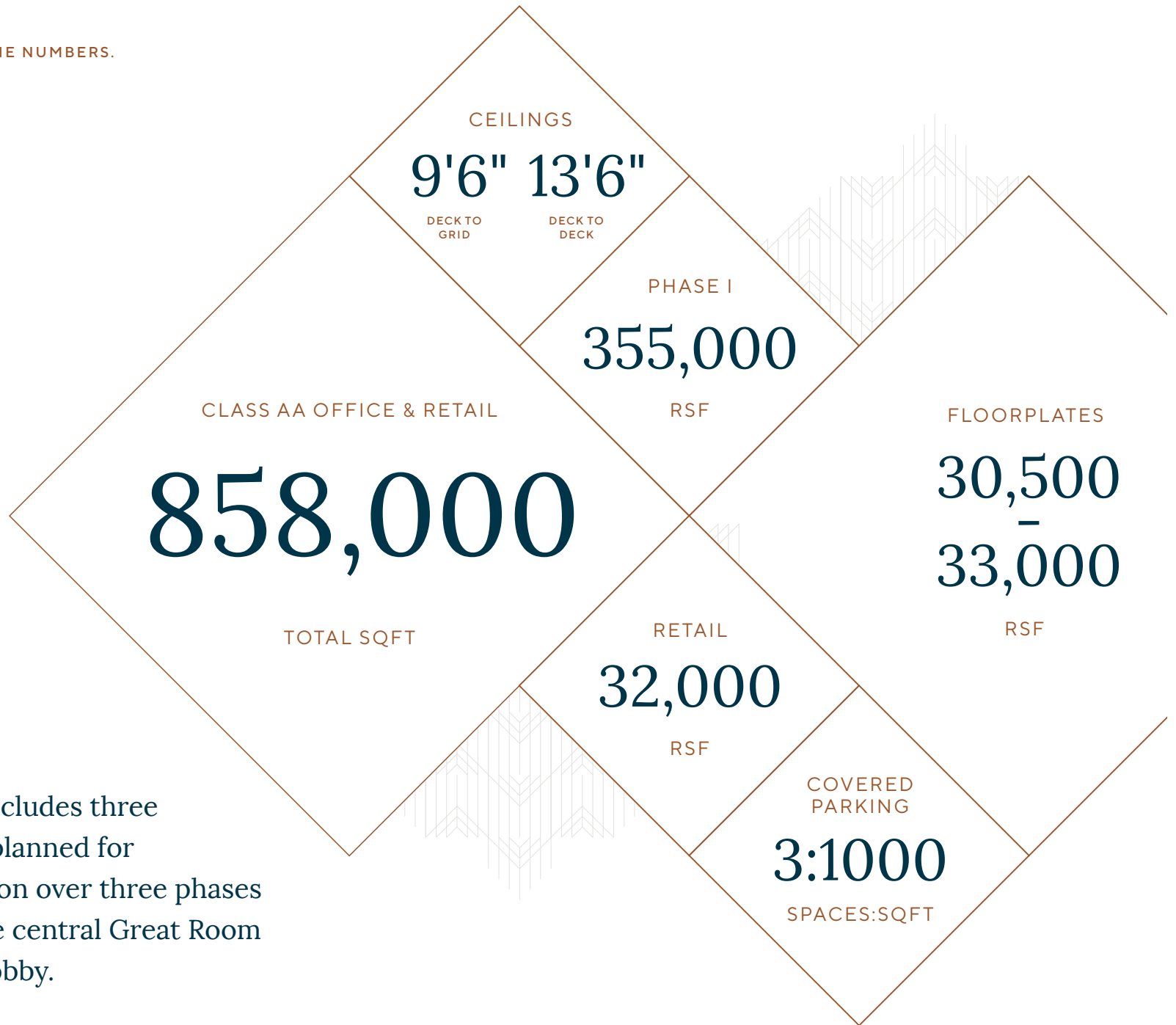
The art of place.

The design for Westray is filled with surprises and touches of beauty intended to create a more inspiring and fulfilling workday for employees and a warm, impressive welcome for visitors. Just a few examples:

- 8th-floor Sky Lobby
- Wide-open Great Room with a grand fireplace
- A palette of natural finishes — wood and stone — that evokes a fresh Colorado sensibility
- Serpentine wall that turns a section of outdoor plaza into a series of intimate seating/meeting areas



WESTRAY BY THE NUMBERS.

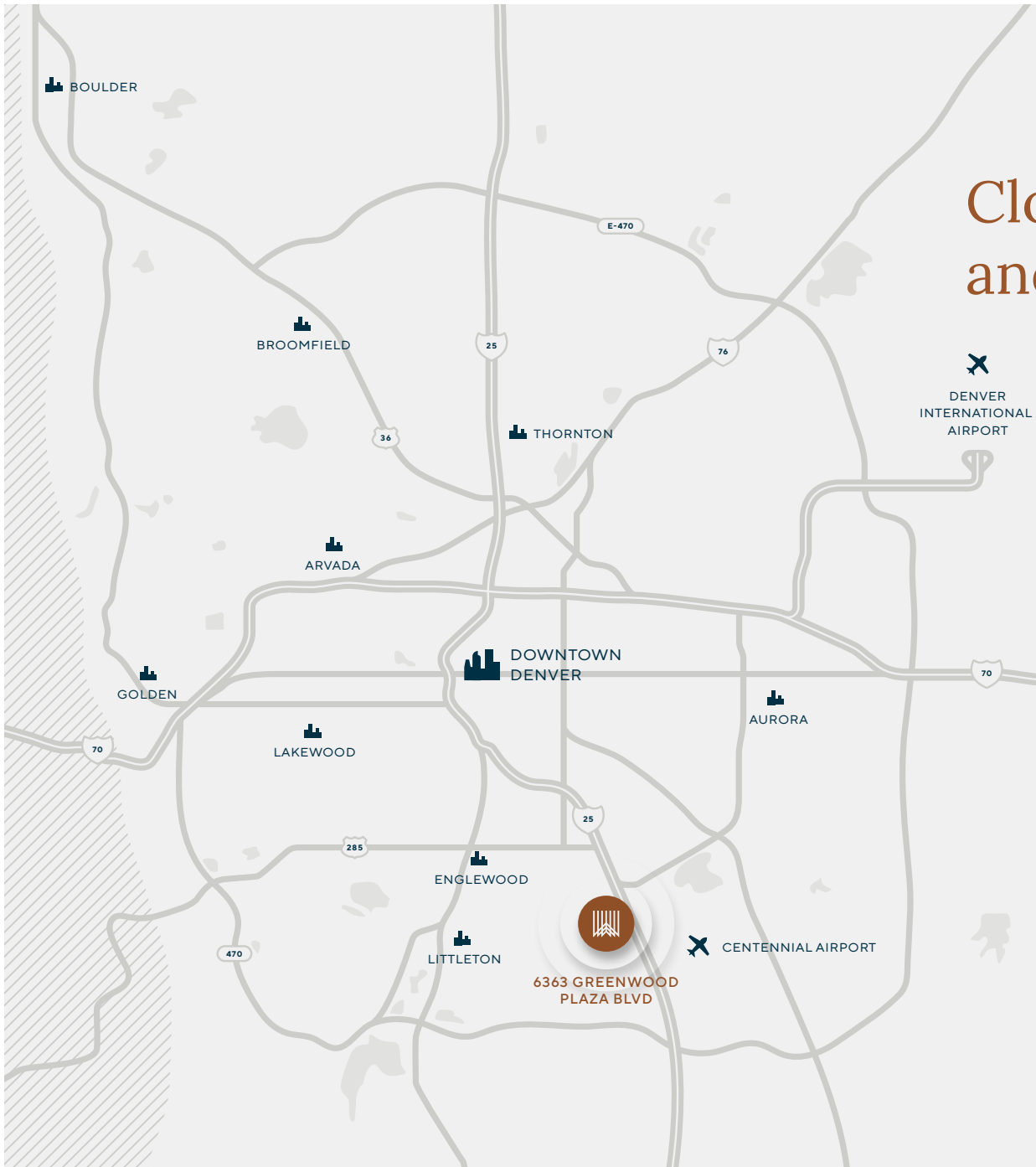


Westray includes three buildings planned for construction over three phases around the central Great Room and Sky Lobby.

The ideal office is
a place where the
views are inspiring,
the lattes are
handcrafted...

...and a
conference
room is always
available.

Closer to home
and everything else.



Westray owns a premium spot
in southeast metro Denver.

- New space in an established place
- A short walk to light rail
- Easy access to I-25
- Minutes to DIA, Downtown and Centennial Airport
- 40+ restaurants within a 1 mile radius
- Fiddler's Green Amphitheatre — live music right across the street

DETAILS AT WESTRAYDENVER.COM



WHY DENVER?

#2

BEST PLACE
TO LIVE

#5

GREATEST
CONCENTRATION OF
MILLENNIALS WITH
COLLEGE DEGREES

#5

BEST ECONOMY
AMONG LARGE
US CITIES

60%

S.E. SUBURBAN
DENVER WORKFORCE
WITH BACHELOR'S
DEGREE OR HIGHER

19.6%

DENVER
EMPLOYMENT GROWTH
SINCE 2009

183k

DENVER METRO
FORECASTED
POPULATION
GROWTH BY 2025

40%

S.E. SUBURBAN
DENVER'S
POPULATION
GROWTH SINCE 2000

29%

OF STATE-WIDE
EARNINGS FROM
DENVER SOUTH
ECONOMY

-22.4%

DENVER COST OF
LIVING COMPARED
TO WEST COAST

\$454k

MEDIAN HOME VALUE
WITHIN 5 MILES OF
WESTRAY

-20%

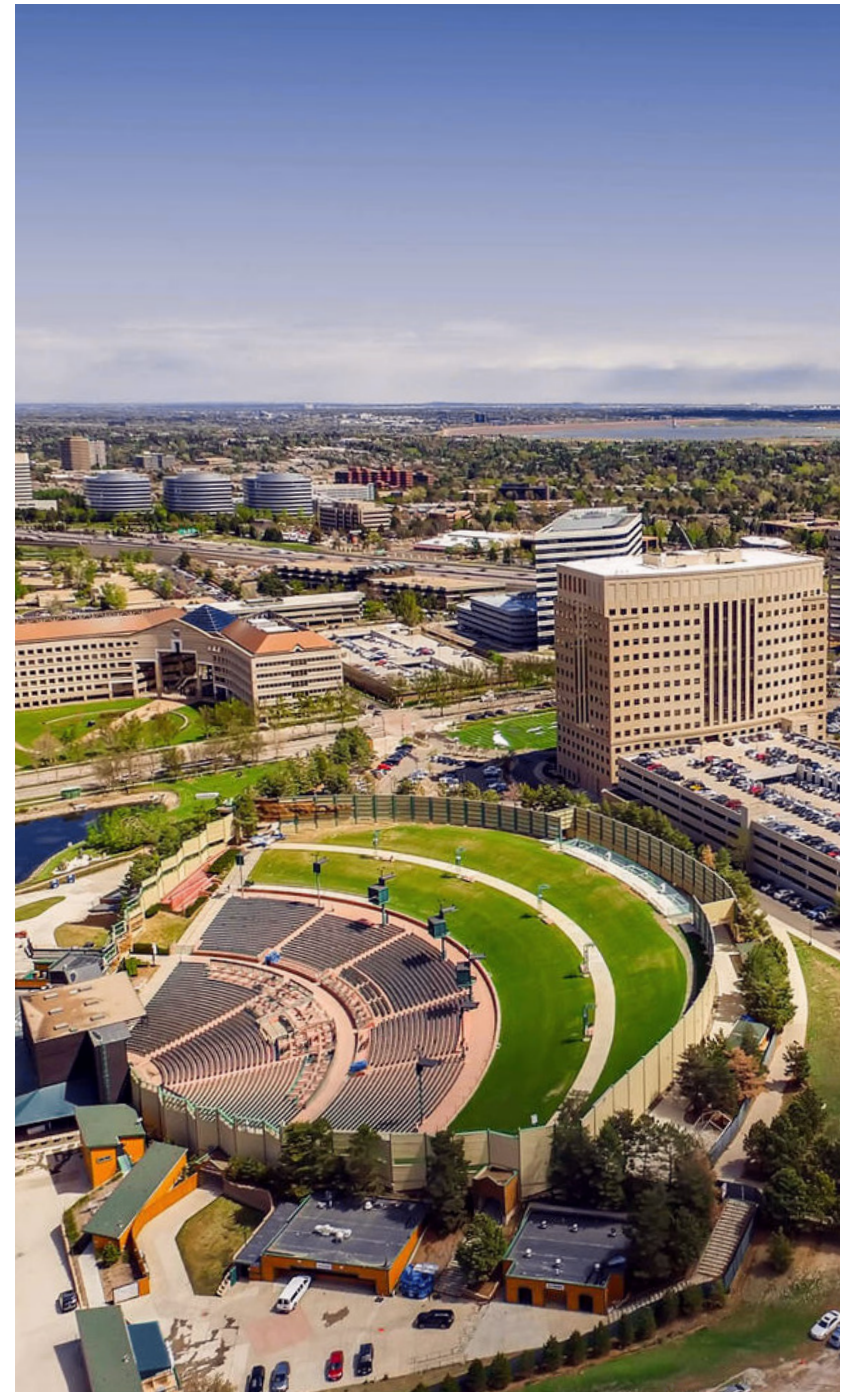
DENVER TECH
CENTER COST
OF LIVING*

5-10%

SAVINGS ON ANNUAL
EMPLOYEE COST IN
S.E. DENVER*

**Compared to downtown Denver and Boulder*

Sources: JLL Research, CoStar, Moody's Economy, and Business Insider





Our mission is to develop innovative environments that inspire and fuel tenant success.

Traditional real estate companies focus on buildings. Schnitzer West focuses on tenants. Since its inception in 1997, Schnitzer West has developed 10.5 million square feet across a wide variety of property types, becoming one of the West Coast's leading real estate developers and managers, recognized for forward-looking, tenant-focused properties that deliver unmatched efficiency, functionality and quality. And with a handful of select properties, it has brought its unique vision and approach to Denver.

[MORE AT SCHNITZERWEST.COM](https://www.schnitzerwest.com)

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Now Leasing.

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If it's going to be a
busy day, it may as
well be a beautiful
busy day.

WESTRAYDENVER.COM

