



**BEACON**  
CAPITAL PARTNERS



**S T E E L  
H O U S E**

3100 BRIGHTON



**Tony Pierangeli**  
Managing Principal  
303.390.5257  
tony.pierangeli@srsre.com

**Erik Christopher**  
Managing Principal  
303.390.5252  
erik.christopher@srsre.com

**Andrew Clemens**  
Sr. Vice President  
303.390.5230  
andrew.clemens@srsre.com



# Access

 3100 Brighton Blvd.

1 - 3 minutes to 38th & Blake Station

2 - 7 minutes to Union Station

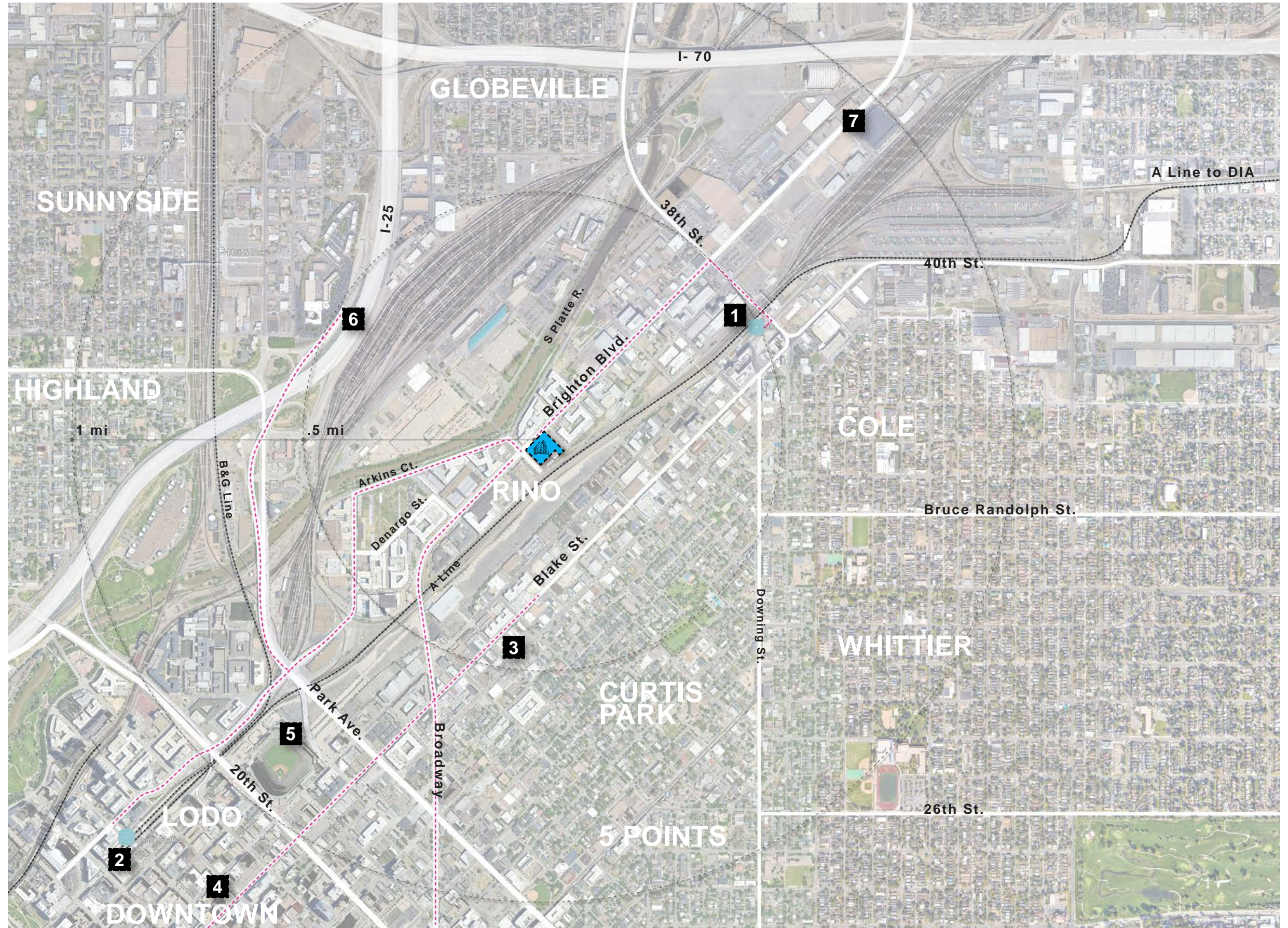
3 - 4 minutes to Central Market

4 - 8 minutes to Downtown

5 - 4 minutes to Coors Field

6 - 6 minutes from i-25

7 - 3 minutes to Mission Ballroom

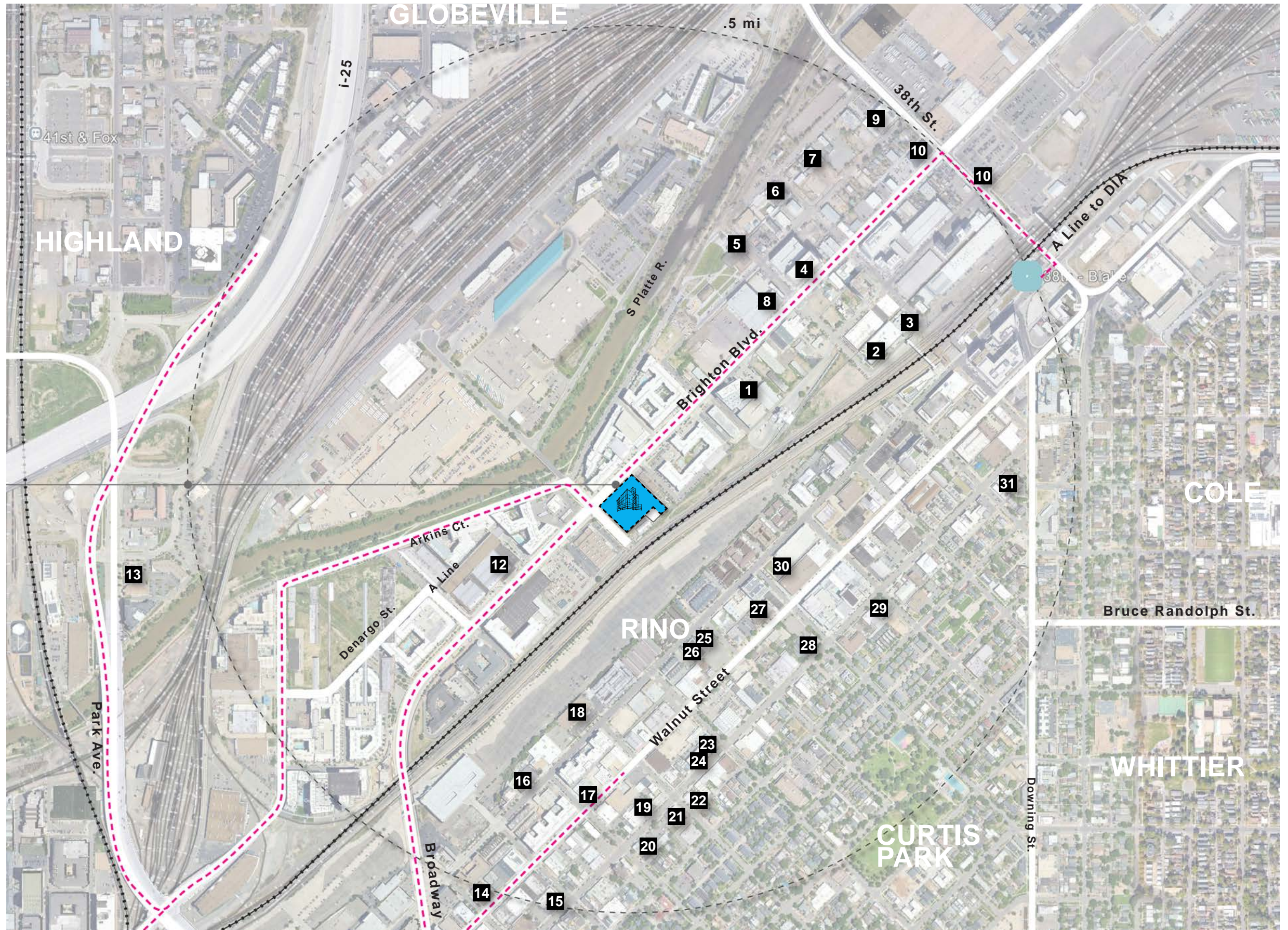


Google Earth

# Food & Beverage

 3100 Brighton Blvd.

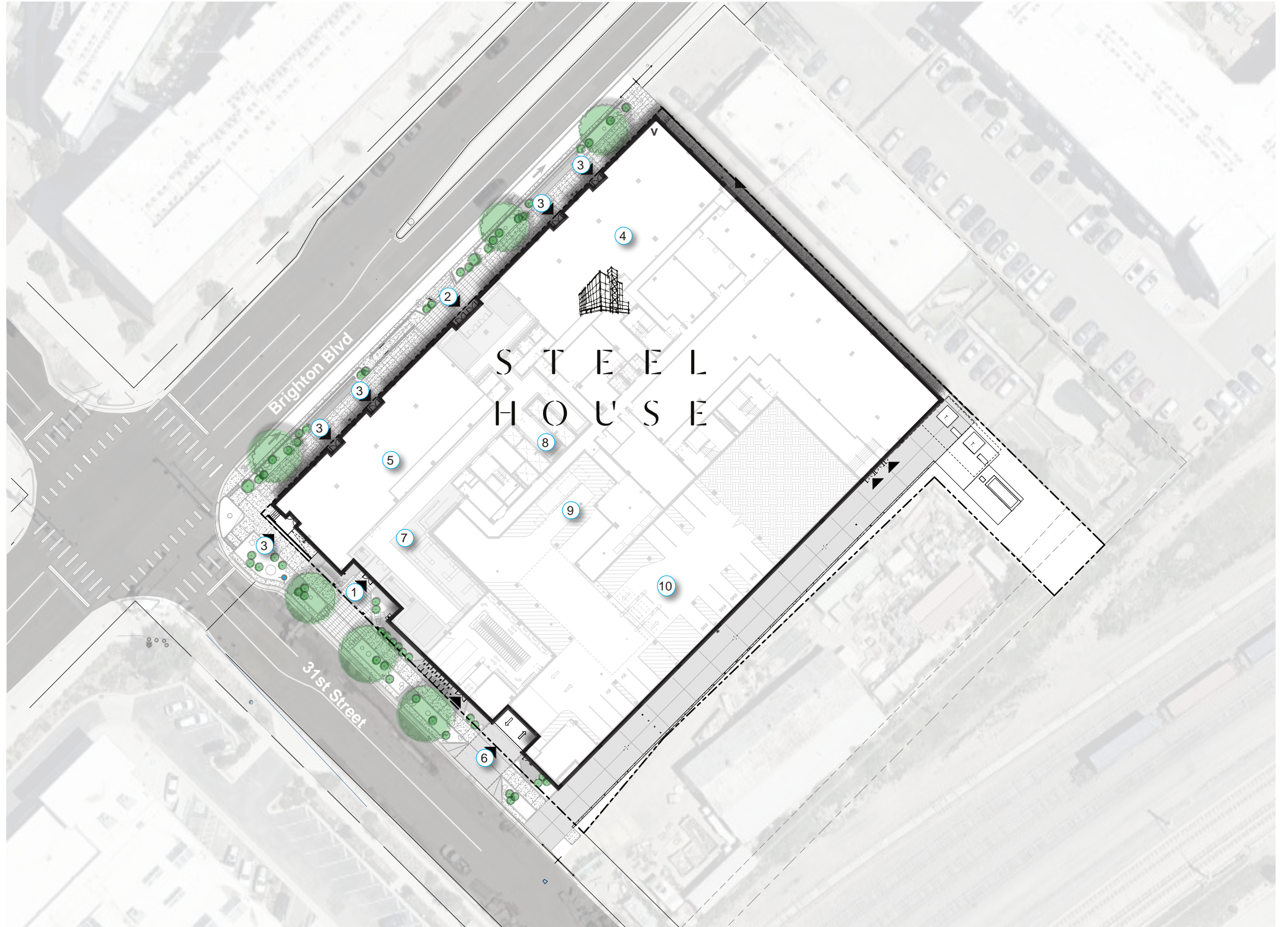
- 1 The Source & Source Hotel  
Safta  
Temaki Den  
Reunion Bakery  
Smoke BBQ  
The Woods
- 2 Zeppelin Station  
Uptown and Humboldt  
Pesto Italiano  
Sushi Kuro
- 3 Bigsby's Folly - Craft Winery
- 4 Logan House Coffee
- 5 Comal Heritage
- 6 Number Thirty Eight
- 7 IronHorse Distillery
- 8 Great Divide Barrel Bar
- 9 Blue Moon Brewing Company
- 10 Natural Grocers
- 11 Butcher Block Cafe
- 12 Will Call
- 13 Starbucks
- 14 Osaka Ramen
- 15 Central Market
- 16 Yardbird
- 17 Corsica Wine Bar
- 18 Bierstadt Lagerhaus
- 19 Beckon
- 20 Our Mutual Friend
- 21 Crema Coffee House
- 22 Barcelona Wine Bar
- 23 Shake Shack
- 24 Odell Brewing
- 25 Blue Sparrow Coffee
- 26 Stem Ciders
- 27 The Walnut Room
- 28 Mister Oso
- 29 Dio Mio
- 30 Improper City
- 31 Hop Alley



Google Earth

# Site Plan

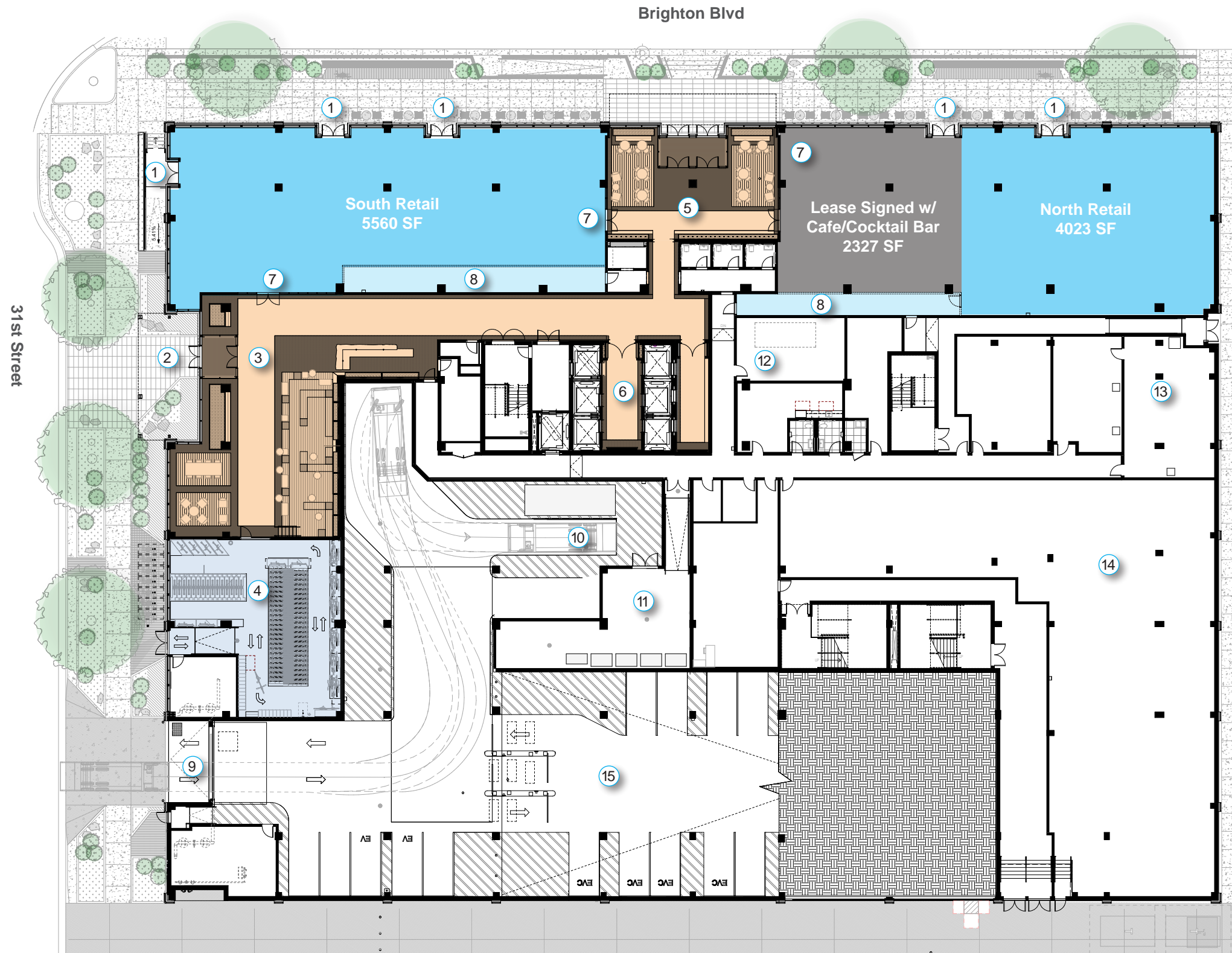
- ① Primary Lobby Entry
- ② Secondary Lobby Entry
- ③ Retail Entry Doors
- ④ North Retail
- ⑤ South Retail
- ⑥ Garage Entry
- ⑦ Primary Lobby
- ⑧ Elevator Core
- ⑨ Loading / Trash
- ⑩ Ramp up to Upper Floor Parking



Not To Scale 

# Ground Floor Plan

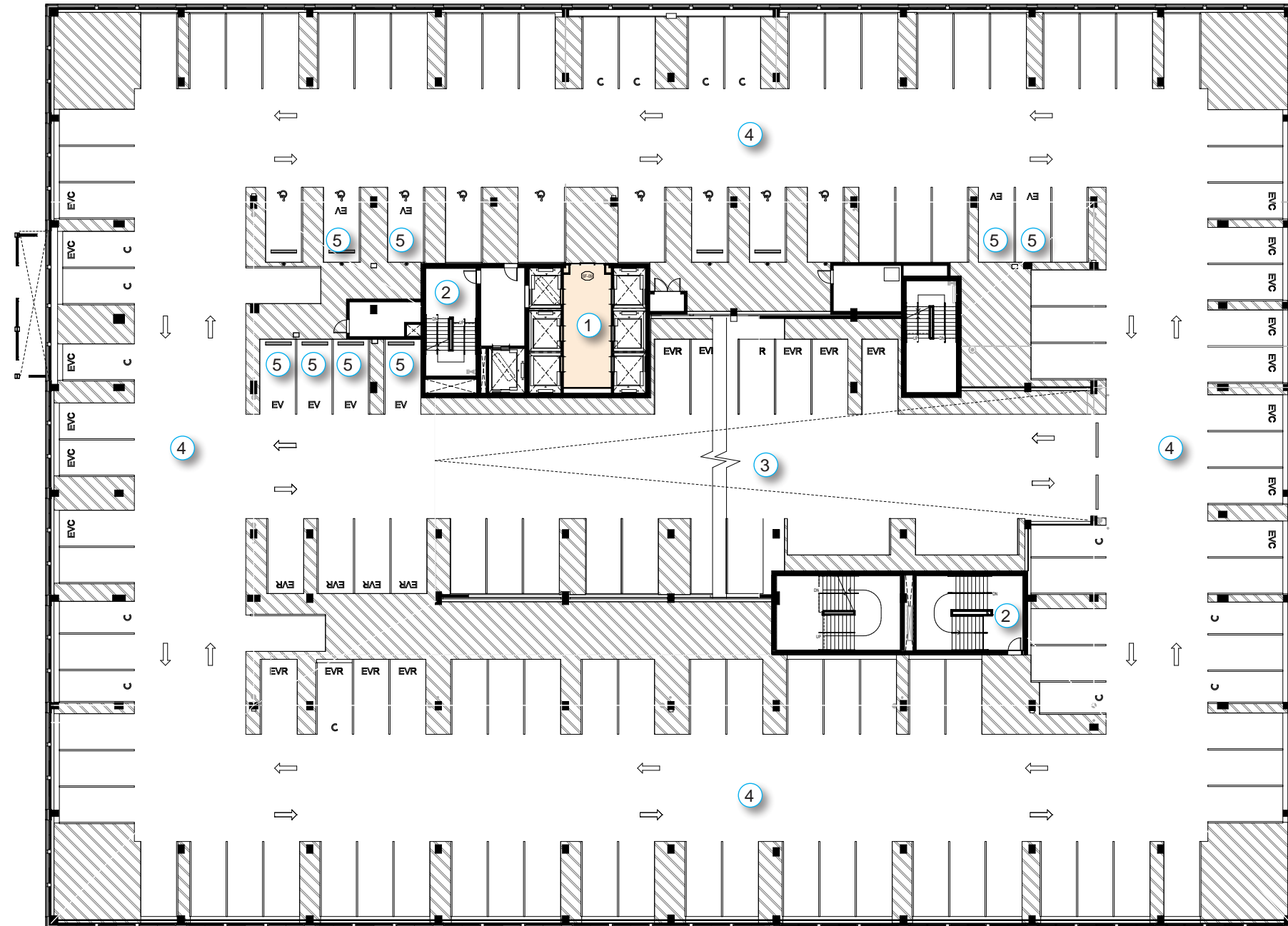
- ① Retail Entry
- ② Main Building Entry
- ③ Primary Lobby
- ④ Bike Garage
- ⑤ Secondary Lobby
- ⑥ Elevator Lobby
- ⑦ Interior Retail Entry
- ⑧ Back of House Corridor
- ⑨ Garage Entry
- ⑩ Loading Dock
- ⑪ Trash / Loading
- ⑫ AHU Room
- ⑬ Electrical Room
- ⑭ BOH Storage
- ⑭ Ramp Up to Parking Garage (498 stalls)



Not To Scale 

# Typical Parking Plan (3-5)

- ① Elevator Lobby
- ② Egress Stairs
- ③ Ramped Parking
- ④ Flat Plate Parking
- ⑤ Electric Vehicle Charger



Not To Scale 



Building Elevation - Brighton Blvd  
Not To Scale



Building Elevation - 31st Street  
Not To Scale

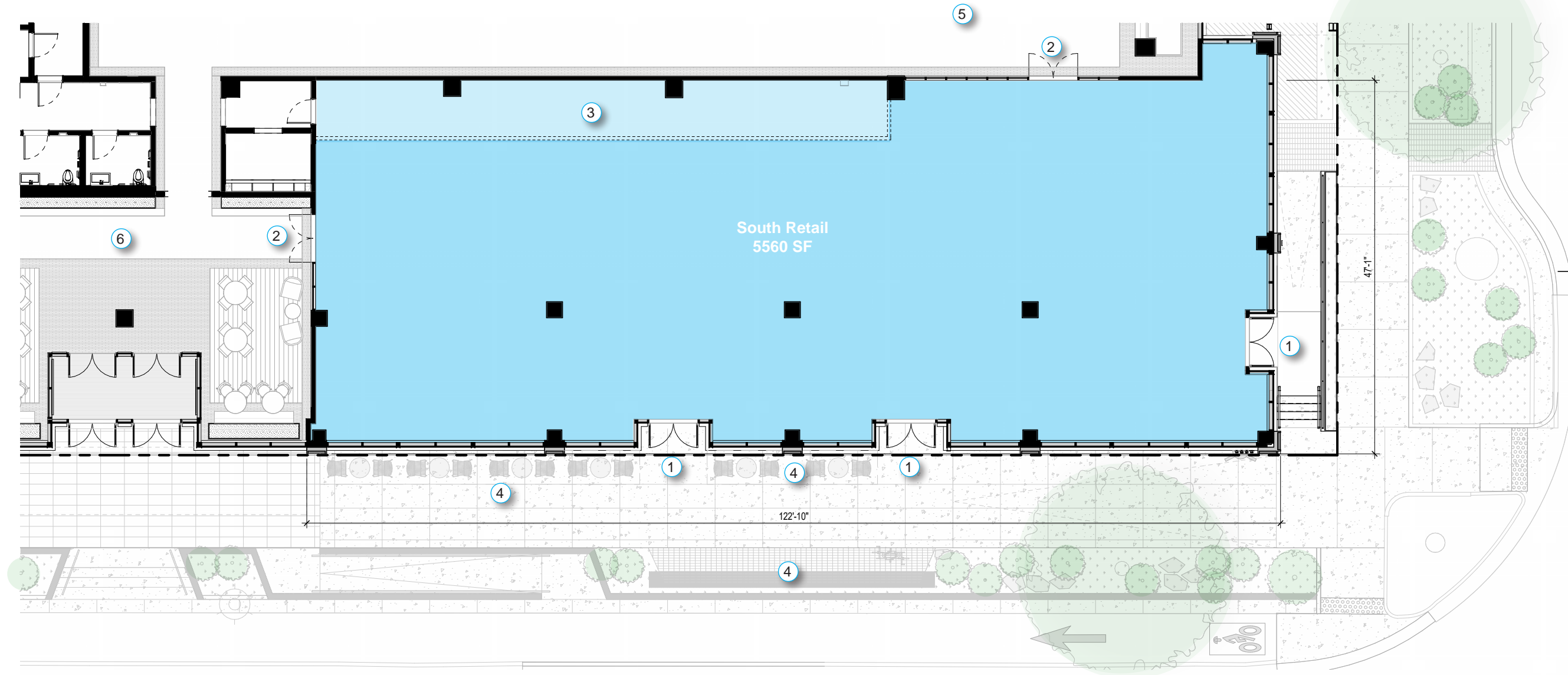


Perspective View - Overall Building at 31st and Brighton



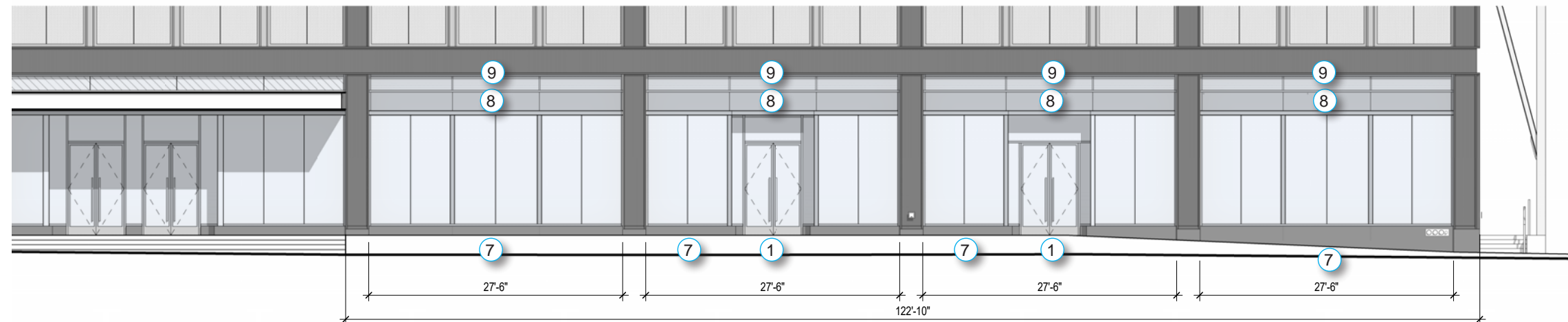
# South Retail

- ① Storefront Entry Doors
- ② Interior Entry Storefront Doors
- ③ Optional Back of House Corridor
- ④ Outdoor Seating Area
- ⑤ Primary Lobby
- ⑥ Secondary Lobby
- ⑦ Exterior Curtainwall
- ⑧ Signage Band
- ⑨ Louver Band



Enlarged Plan - North Retail

Not To Scale



Enlarged Elevation - North Retail

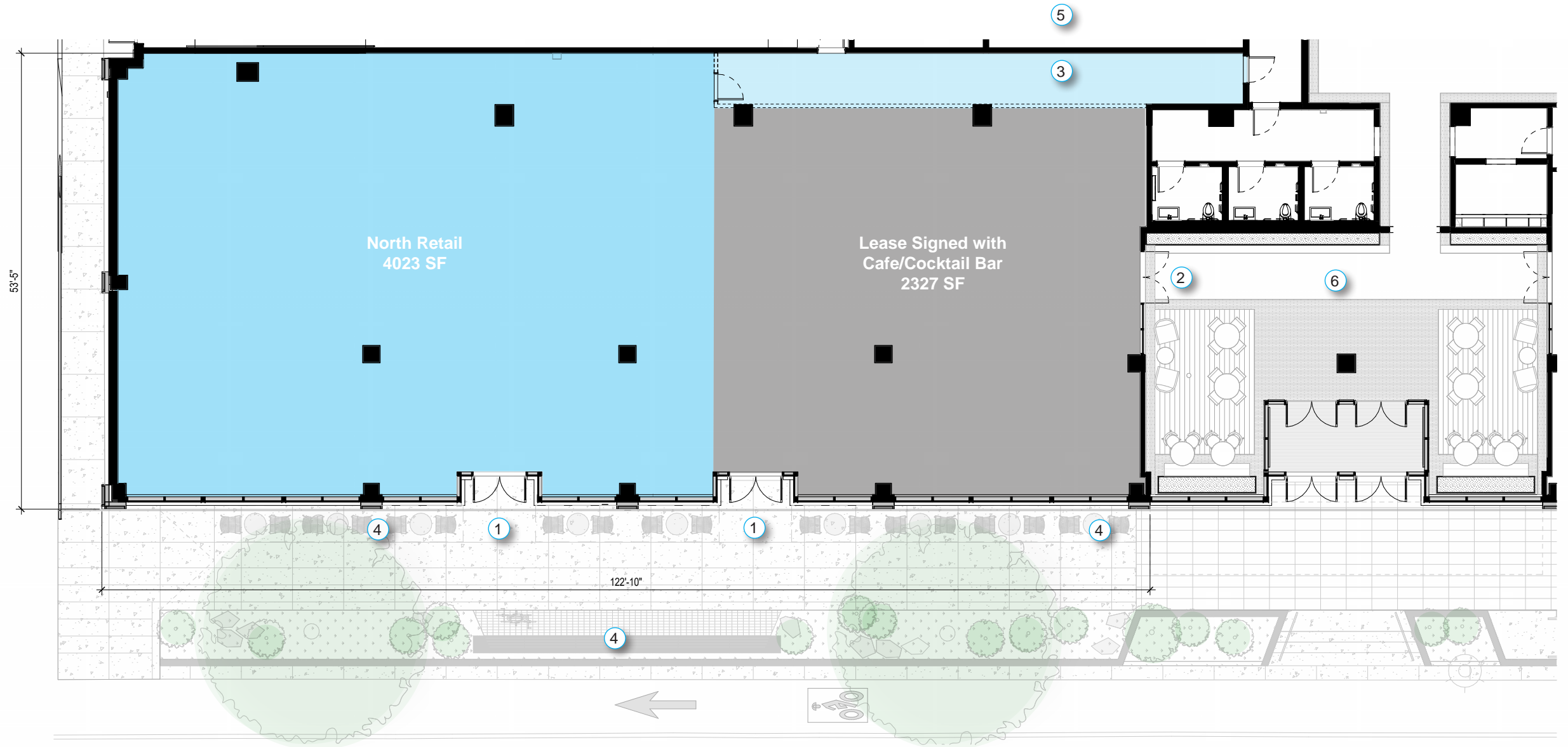


Perspective View - South Retail



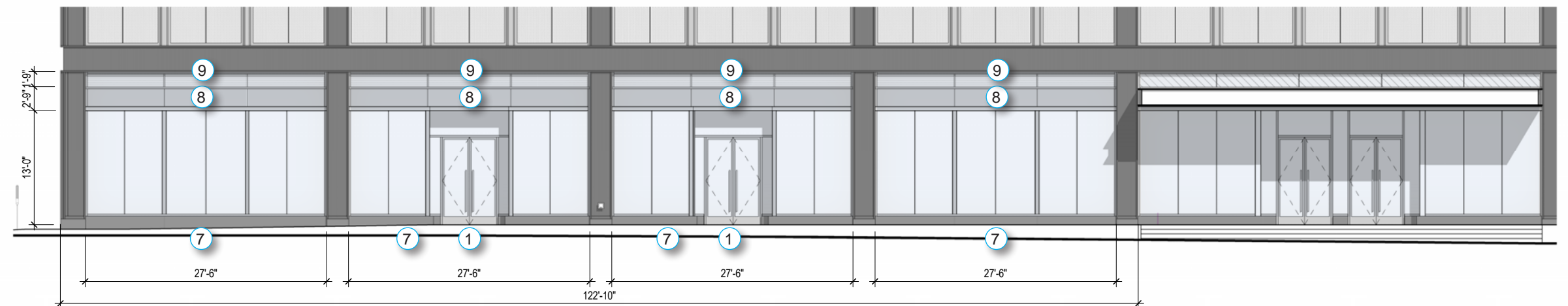
# North Retail

- ① Storefront Entry Doors
- ② Interior Entry Storefront Doors
- ③ Optional Back of House Corridor
- ④ Outdoor Seating Area
- ⑤ Back of House / MEP
- ⑥ Secondary Lobby
- ⑦ Exterior Curtainwall
- ⑧ Signage Band
- ⑨ Louver Band



Enlarged Plan - North Retail

Not To Scale



Enlarged Elevation - North Retail



Perspective View - North Retail





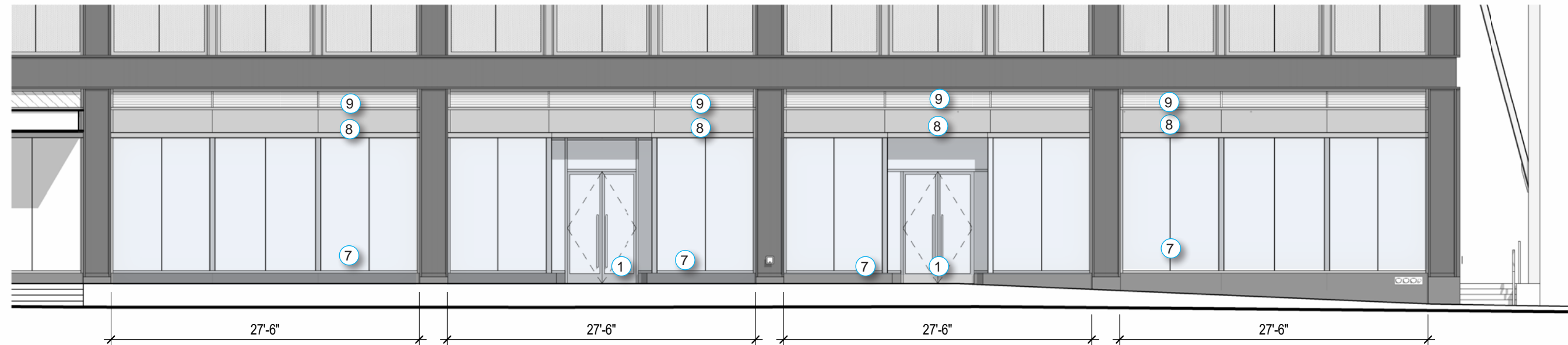
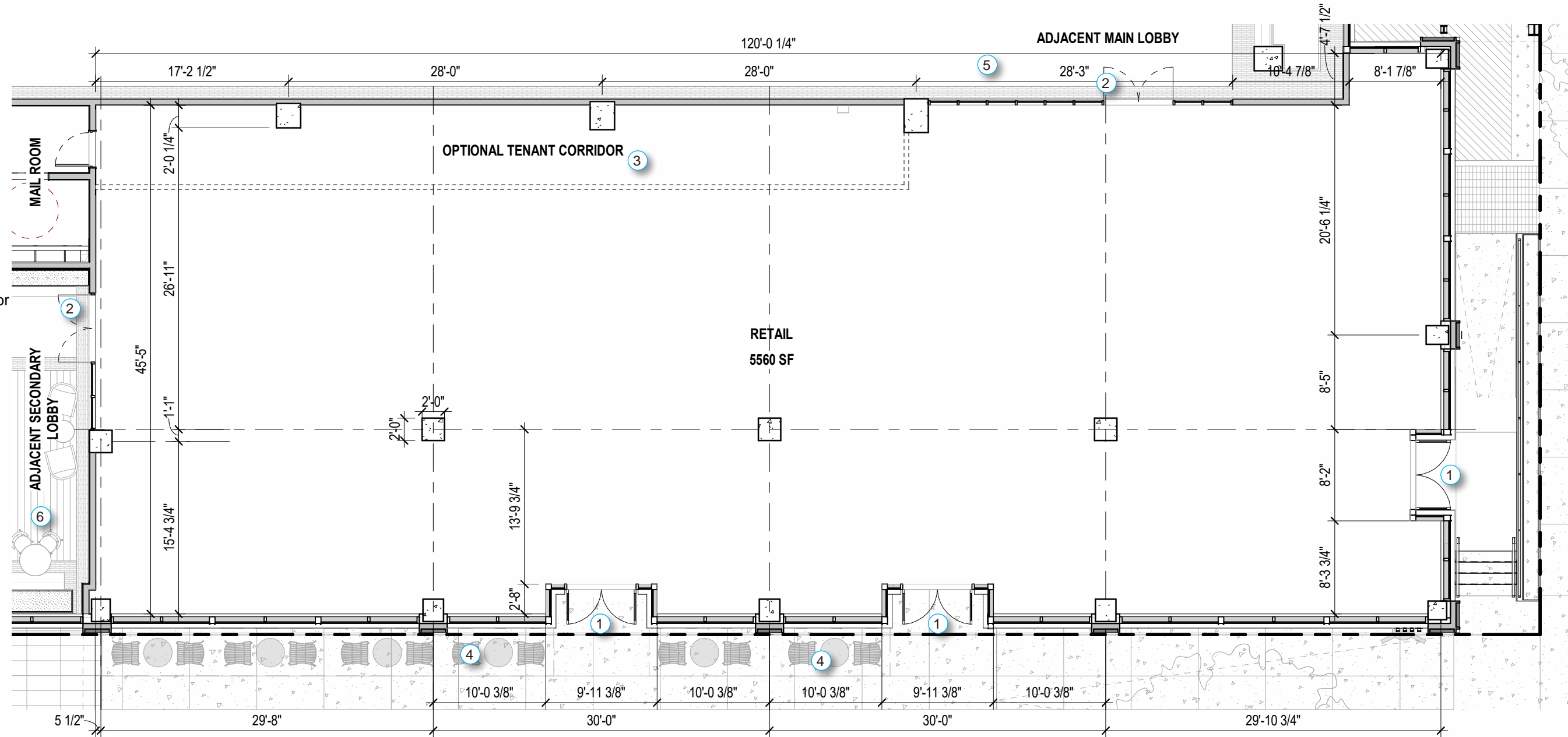
COMING SOON:  
Cafe/Cocktail Bar

Perspective View - North Retail



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