



PARK CENTRAL

3 TOWERS
598,942 RSF

- Premier Downtown Location
- Located on the 16th Street Mall
- One Block Walk to Larimer Square, Writer Square and Denver Center for the Performing Arts
- Adjacent to Four Seasons and Westin Hotels

BUILDING OVERVIEW

Park Central has just completed a full upgrade of all first and second floor common areas of the building with a comprehensive, spectacular \$10 million renovation. As well, newly added common area amenities now include a 12,000 SF multi-level bike storage that can accommodate 300 bikes with private lockers, located on the 2nd floor is a 95 person capacity multi-function conference facility with state-of-the-art A/V systems, a sizeable workout facility with abundant natural light, a new deli and multiple tenant social lounges and break area exclusively for tenants. The deli and conference facility spill out onto the building's private 2nd level 20,000 SF outdoor plaza that features extensive seating, firepits and robust public WIFI social areas.

Excellent LoDo/CBD location with close proximity to:

- Area retail
- Restaurants
- Hotels (directly adjacent to The Four Seasons and Westin hotels)
- Immediate access to Lawrence Street bike lane
- Sports venues
- Union Station, Larimer Square and Writer Square



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300+ Bike Storage Facility

DIRECT ACCESS TO SKYLINE



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First Floor Cafe & Social Lounge

Workout Facility

Features

- Three level, below grade parking garage with abundant visitor parking, electric vehicle charging stations and a generous 1 : 900 ratio
- Nine foot ceilings and full height exterior windows
- State-of-the-art destination dispatch elevator system offering secure, touch-free bluetooth access and healthy air purification ionization features
- Current LEED platinum certification
- 20,000 RSF Second level private plaza and outdoor open space
- On-site dropboxes for United States Post Office, UPS and FedEx
- 24-Hour onsite courtesy officers with lobby desk
- Upgraded and renovated lobby (2021)
- Direct access to Skyline Park
- 2nd Floor cafe, conference facility and multiple seating and breakout areas



PARK



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Training Room

Property Details

Building Address

1515 Arapahoe Street
Denver, Colorado 80202

Building Size

598,942 RSF

Floorplate Size

11,000 RSF to over 36,000 RSF
Average size is 19,118 RSF

Year Completed

1973

Number of Floors

Tower I: 16
Tower II: 7
Tower III: 11

Ceiling Height

9 Feet

Bay Depth

38 Feet average

Original Developer

C.H. Leavell / Denver Rio Grande

Building Owner

TR Park Central, LLC

Building Manager

Jones Lang LaSalle
(on-site property management)

Parking

723 Underground parking spaces,
approximately 45 allocated for
visitors, with a ratio of one space
per 900 RSF

2nd Floor On-Site Deli & Euro Café



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Standard Building Hours

Monday-Friday: 7:00 AM until 6:00 PM

Saturday: 8:00 AM until 1:00 PM

HVAC

VAV system with DDC controls and supply fans on each floor. Each floor is divided into multiple perimeter and interior zones heated by perimeter hot water baseboard radiation units.

Energy Management System

HVAC and lighting systems controlled by Distech / Niagara control system.

Life Support

The building is equipped with an EST-3 fully addressable life safety system. The building is fully sprinklered.

Security

Building has Genctec access control system that controls access to the building and individual floors. In addition, there is a CCTV for all common areas and building attendants on duty 24 hours per day.

Fiber Providers

CenturyLink, Cogent Communications, Comcast, Integra Telecom, TW Telecom/Level 3 Communications and Zayo Group.

Type of Construction

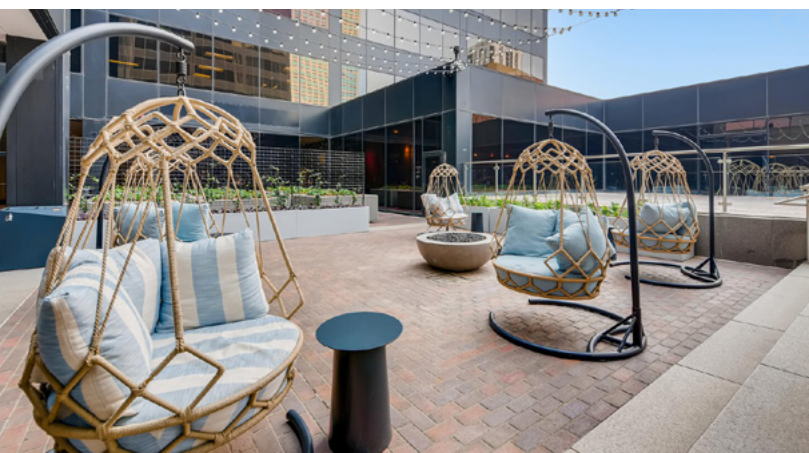
Steel frame with concrete core and single pane windows with tinting film. Floors are concrete on metal deck.

Elevators

The building is serviced by 17 Westinghouse passenger elevators and one Dover elevator. Building elevators are in the process of being fully modernized with a convenient dispatch system that will be completed by year end 2021. Two additional elevators each in Towers I and III provide direct access to both Level 2 and all three below ground parking levels.

Newly Renovated Outdoor Space

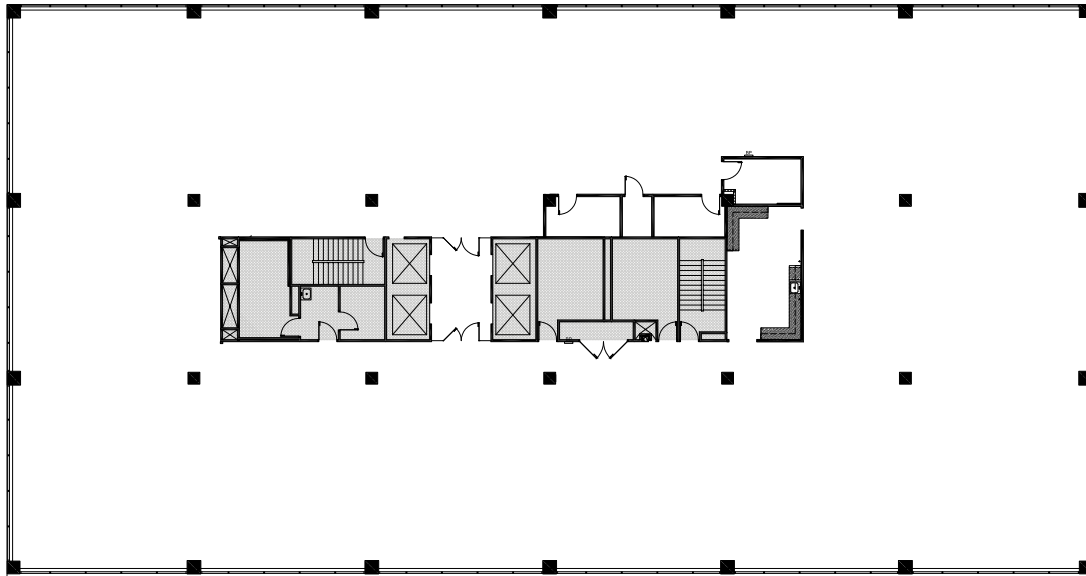
20,000 RSF
2nd Level
Private Courtyard
Plaza for Tenants only



Sample Floorplans

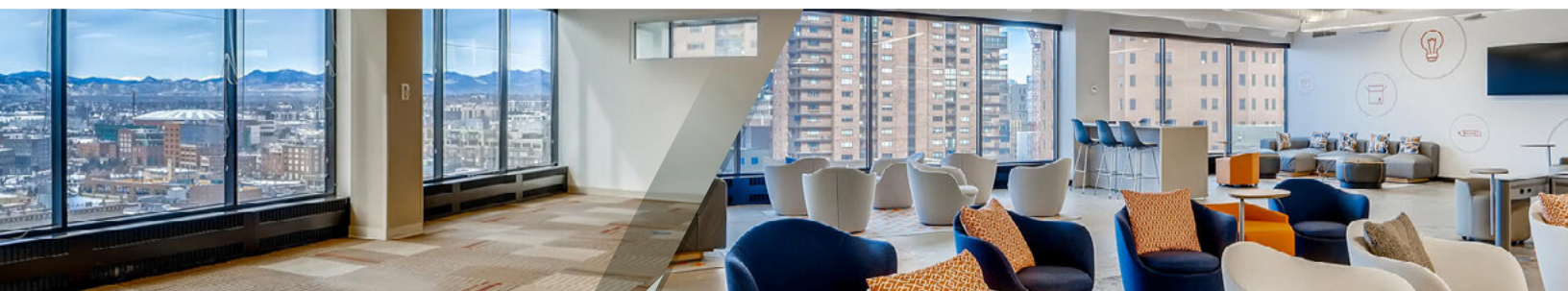
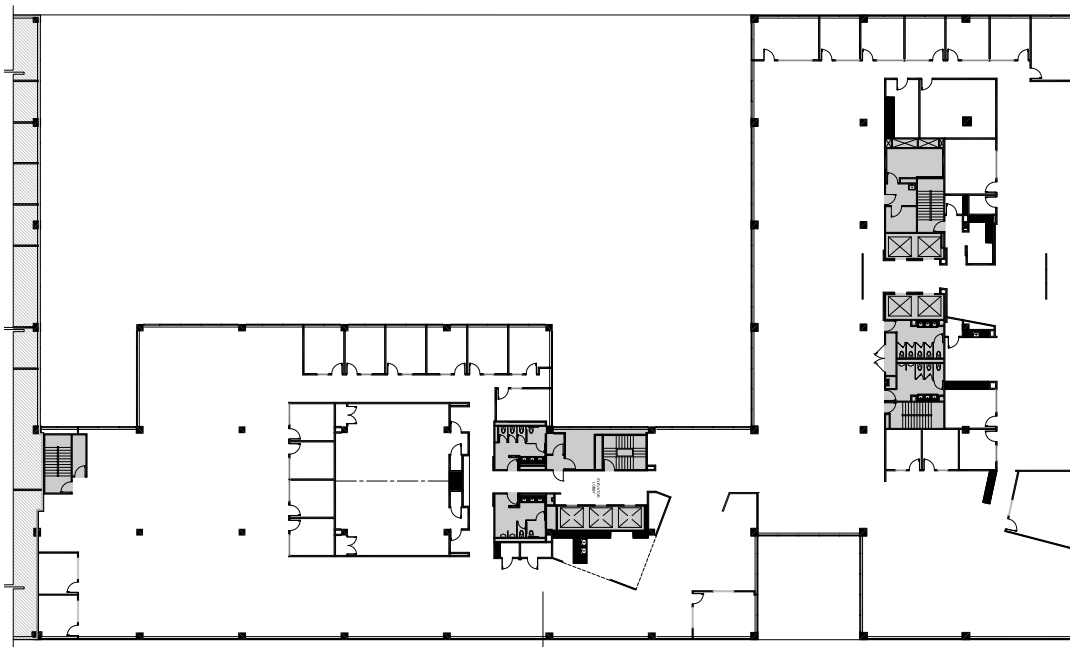
Tower 3 - Suite 1000

19,118 RSF



Towers 2 & 3 - Suite 500

36,464 RSF



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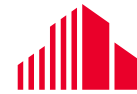
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**CUSHMAN &
WAKEFIELD**

