



BEACON
CAPITAL PARTNERS



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

3100 BRIGHTON



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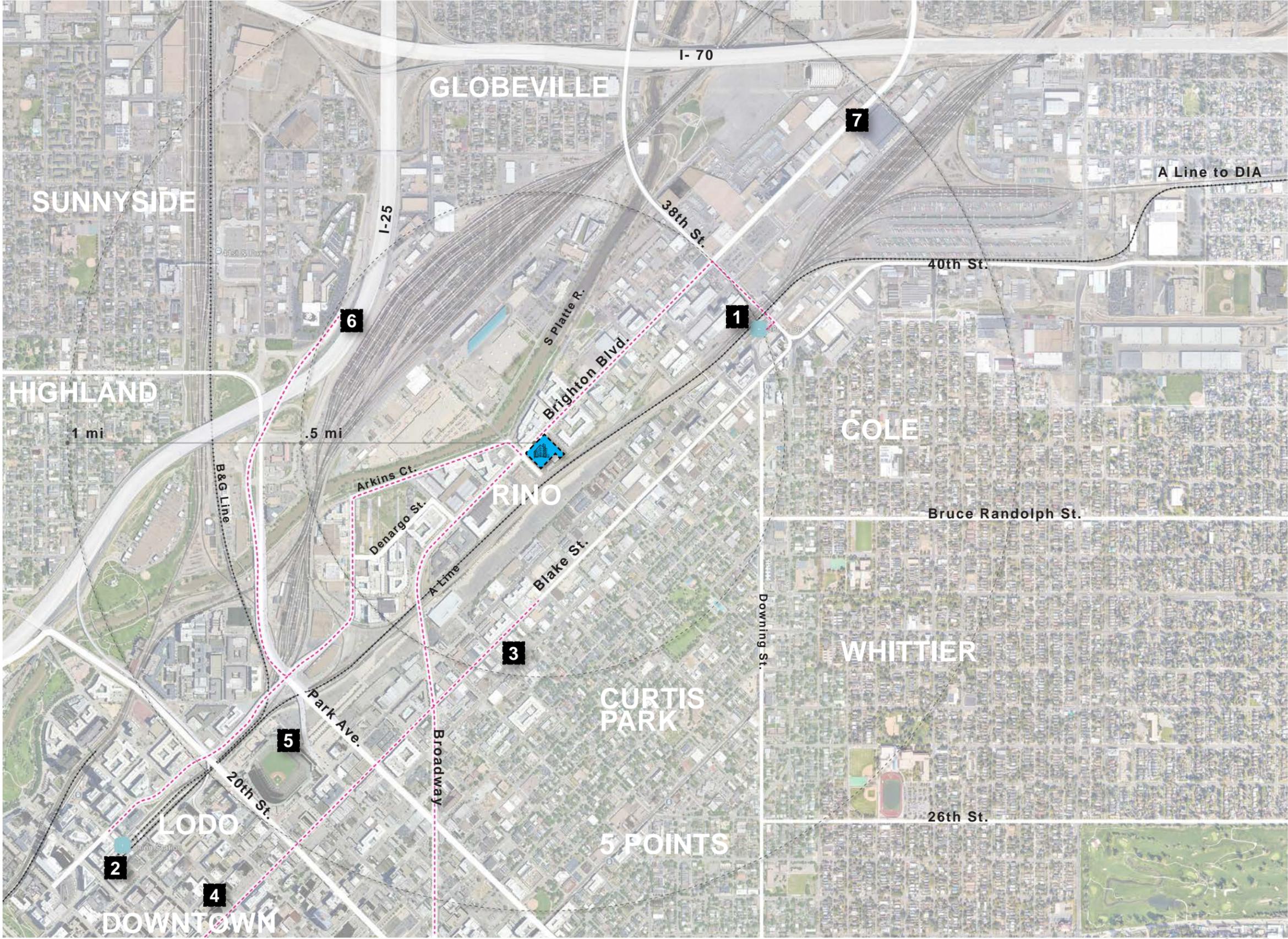
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Access

 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

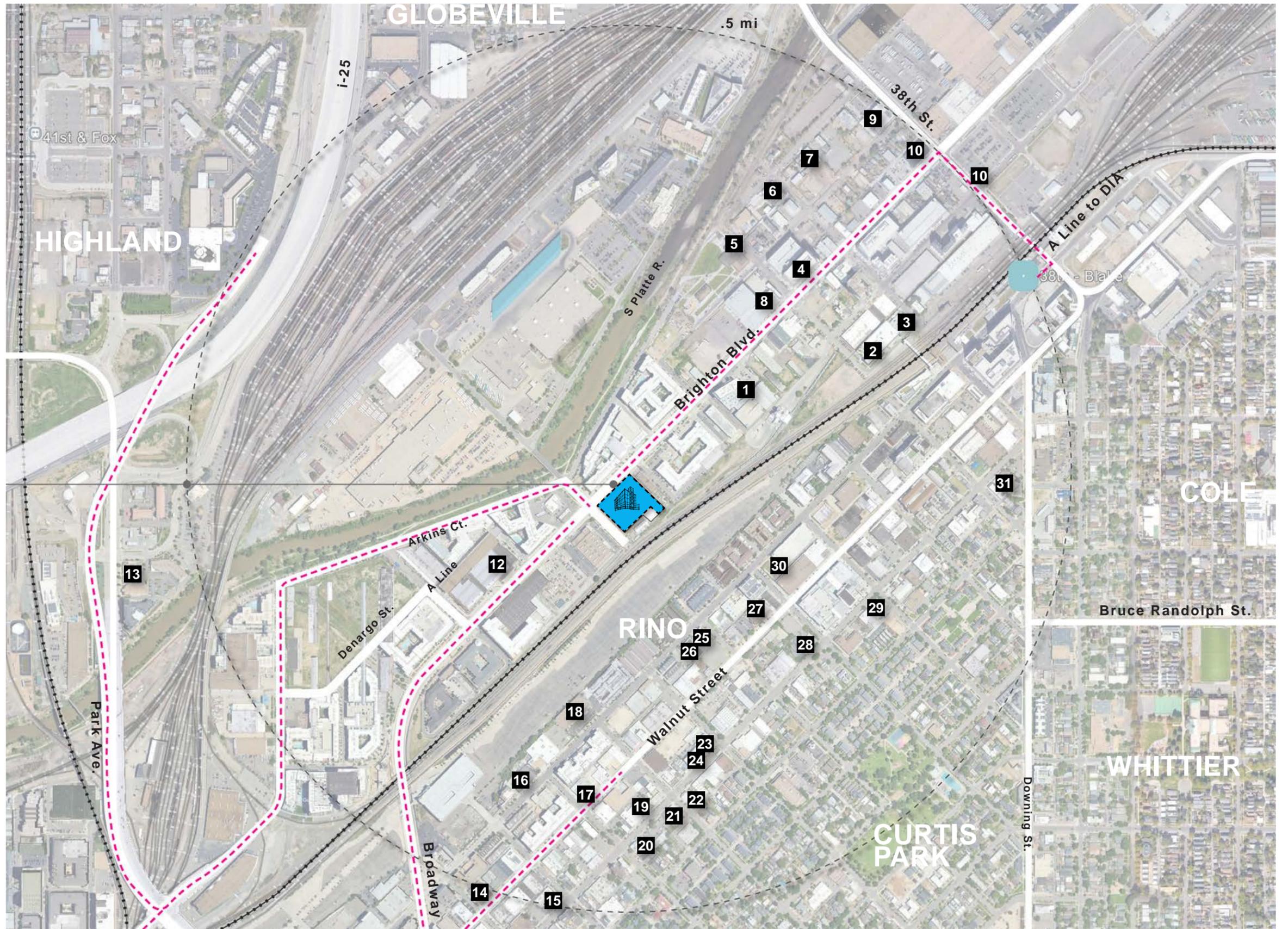


Google Earth

Food & Beverage

 3100 Brighton Blvd.

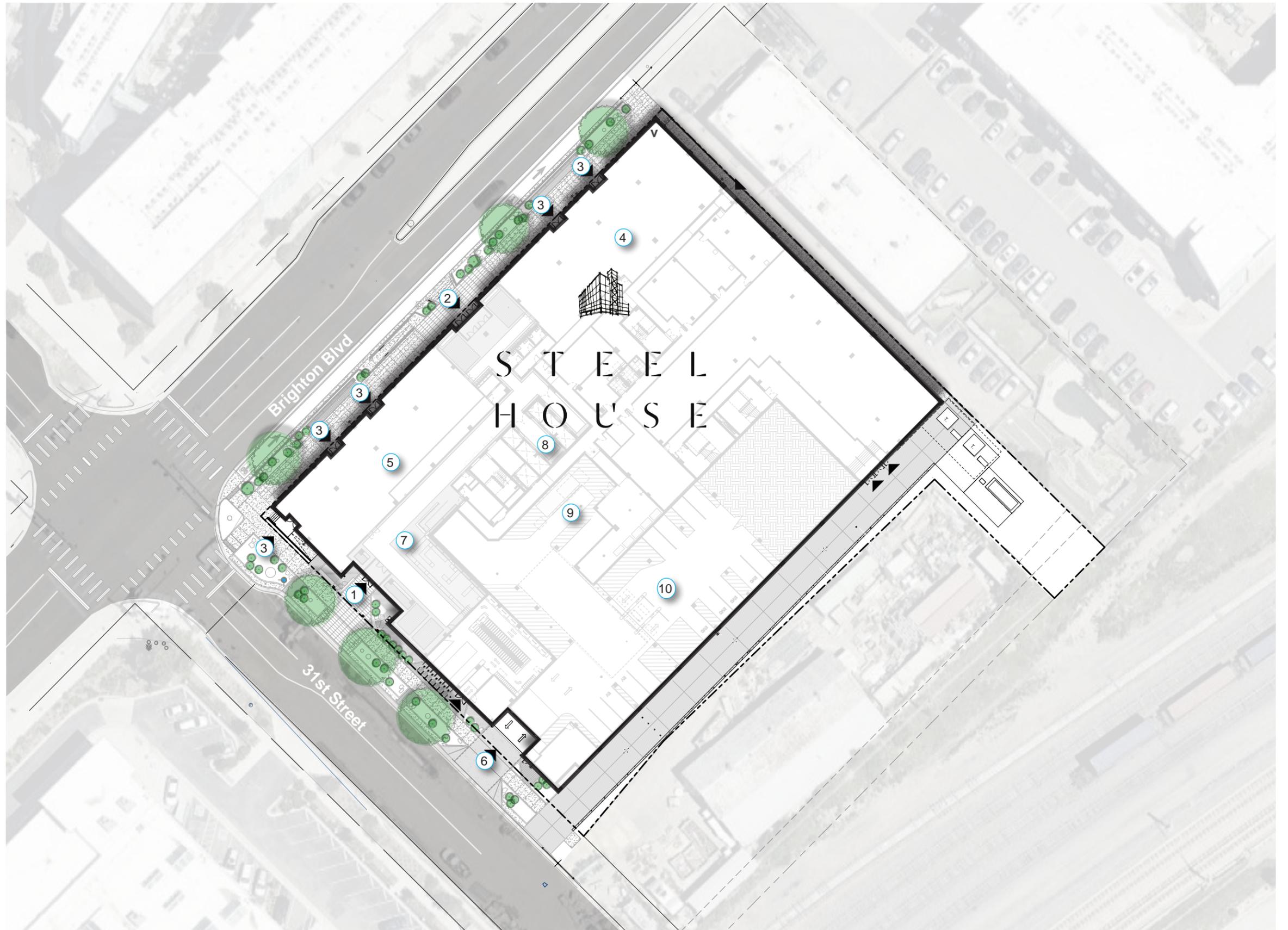
- 1 The Source & Source Hotel
Safta
Temaki Den
Reunion Bakery
Smoke BBQ
The Woods
- 2 Zeppelin Station
Uptown and Humboldt
Pesto Italiano
Sushi Kuro
- 3 Bigsby's Folly - Craft Winery
- 4 Logan House Coffee
- 5 Comal Heritage
- 6 Number Thirty Eight
- 7 IronHorse Distillery
- 8 Great Divide Barrel Bar
- 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

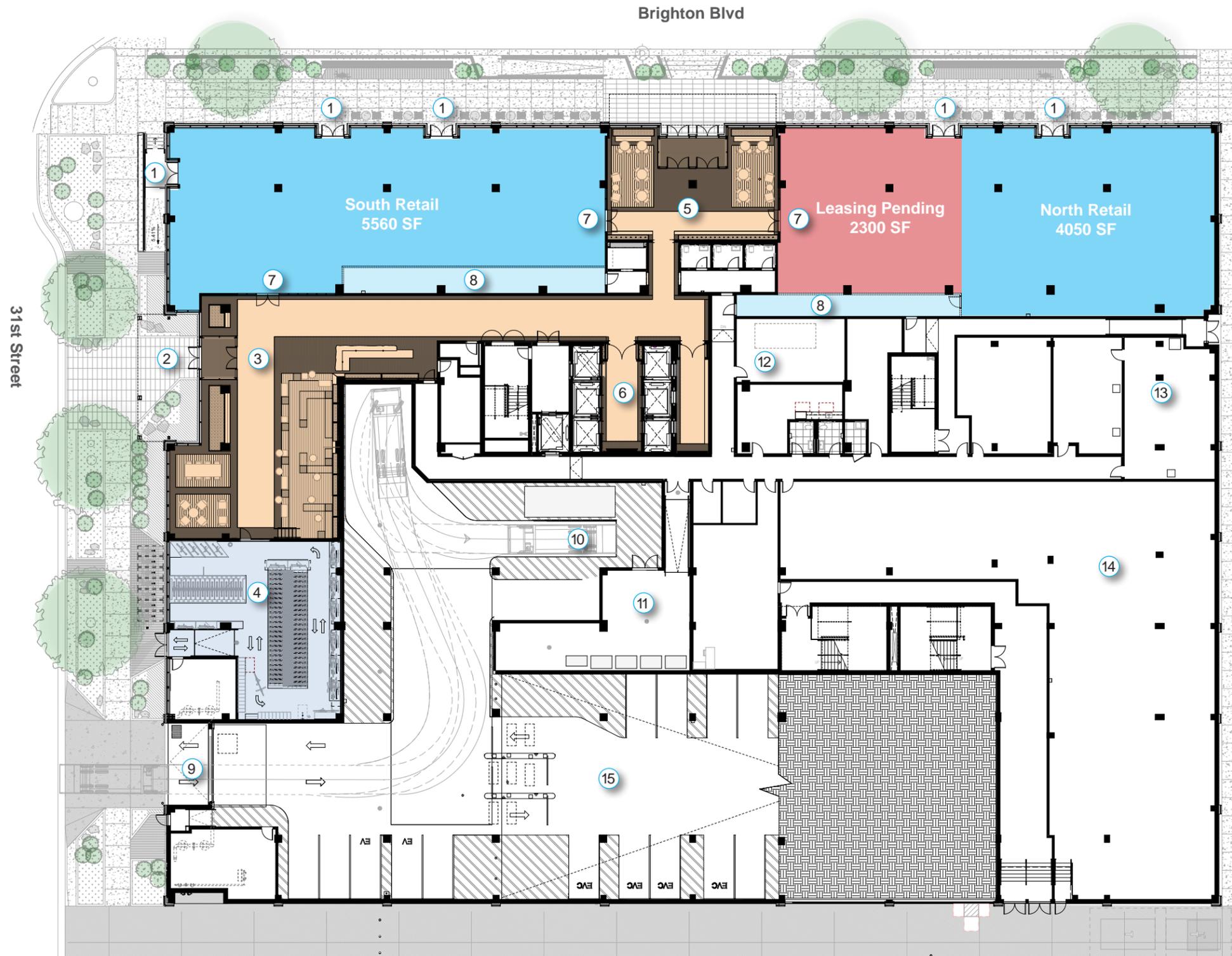
- ① Primary Lobby Entry
- ② Secondary Lobby Entry
- ③ Retail Entry Doors
- ④ North Retail
- ⑤ South Retail
- ⑥ Garage Entry
- ⑦ Primary Lobby
- ⑧ Elevator Core
- ⑨ Loading / Trash
- ⑩ Ramp up to Upper Floor Parking



Not To Scale 

Ground Floor Plan

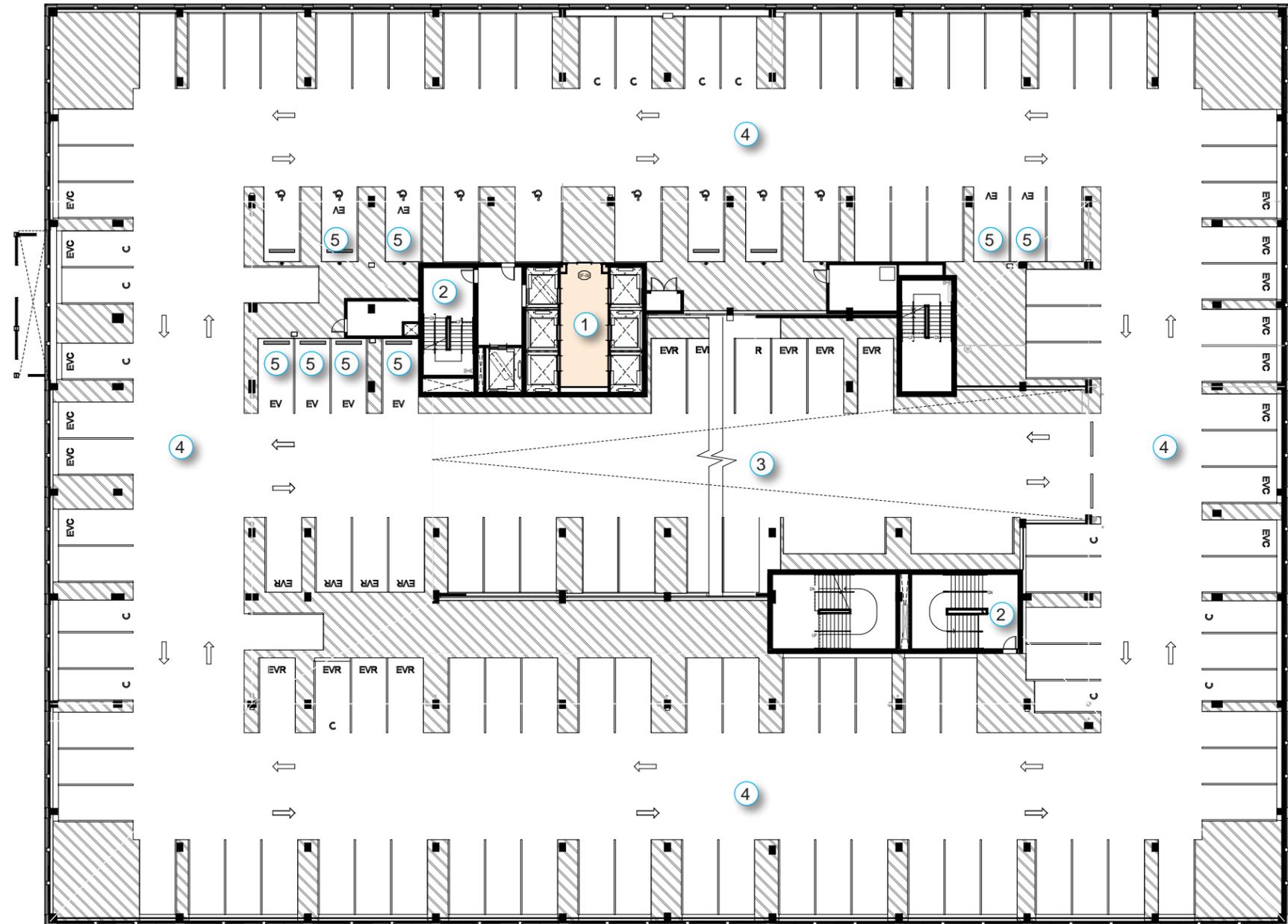
- ① Retail Entry
- ② Main Building Entry
- ③ Primary Lobby
- ④ Bike Garage
- ⑤ Secondary Lobby
- ⑥ Elevator Lobby
- ⑦ Interior Retail Entry
- ⑧ Back of House Corridor
- ⑨ Garage Entry
- ⑩ Loading Dock
- ⑪ Trash / Loading
- ⑫ AHU Room
- ⑬ Electrical Room
- ⑭ BOH Storage
- ⑮ Ramp Up to Parking Garage (498 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

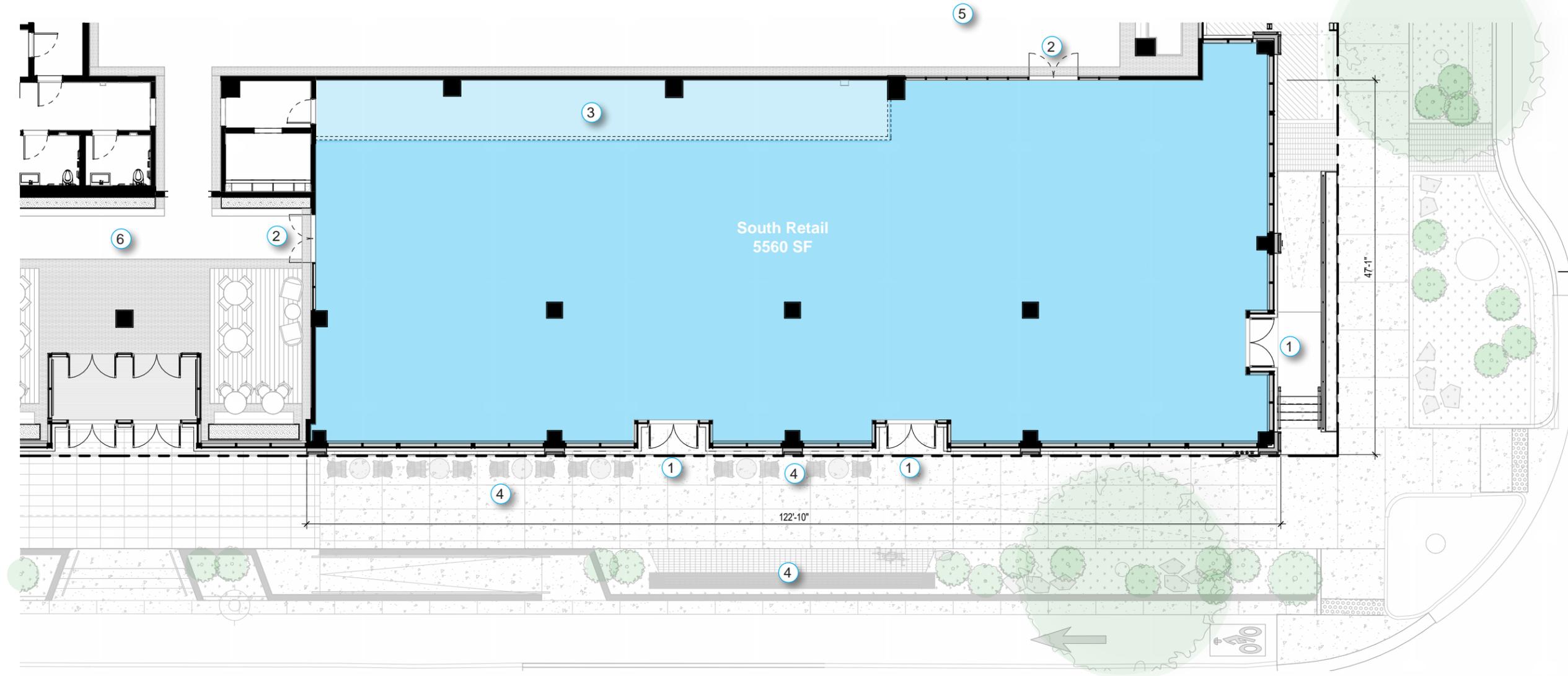


Perspective View - Overall Building at 31st and Brighton



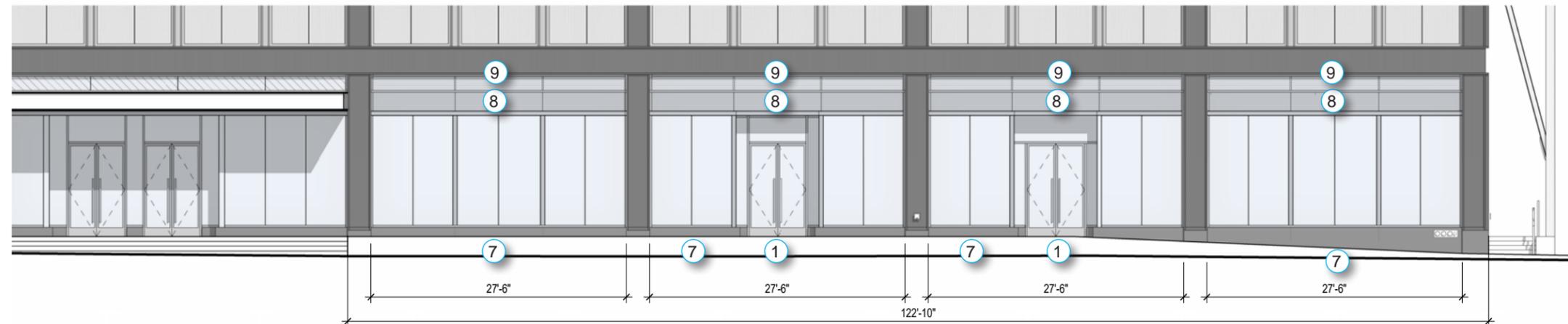
South Retail

- 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

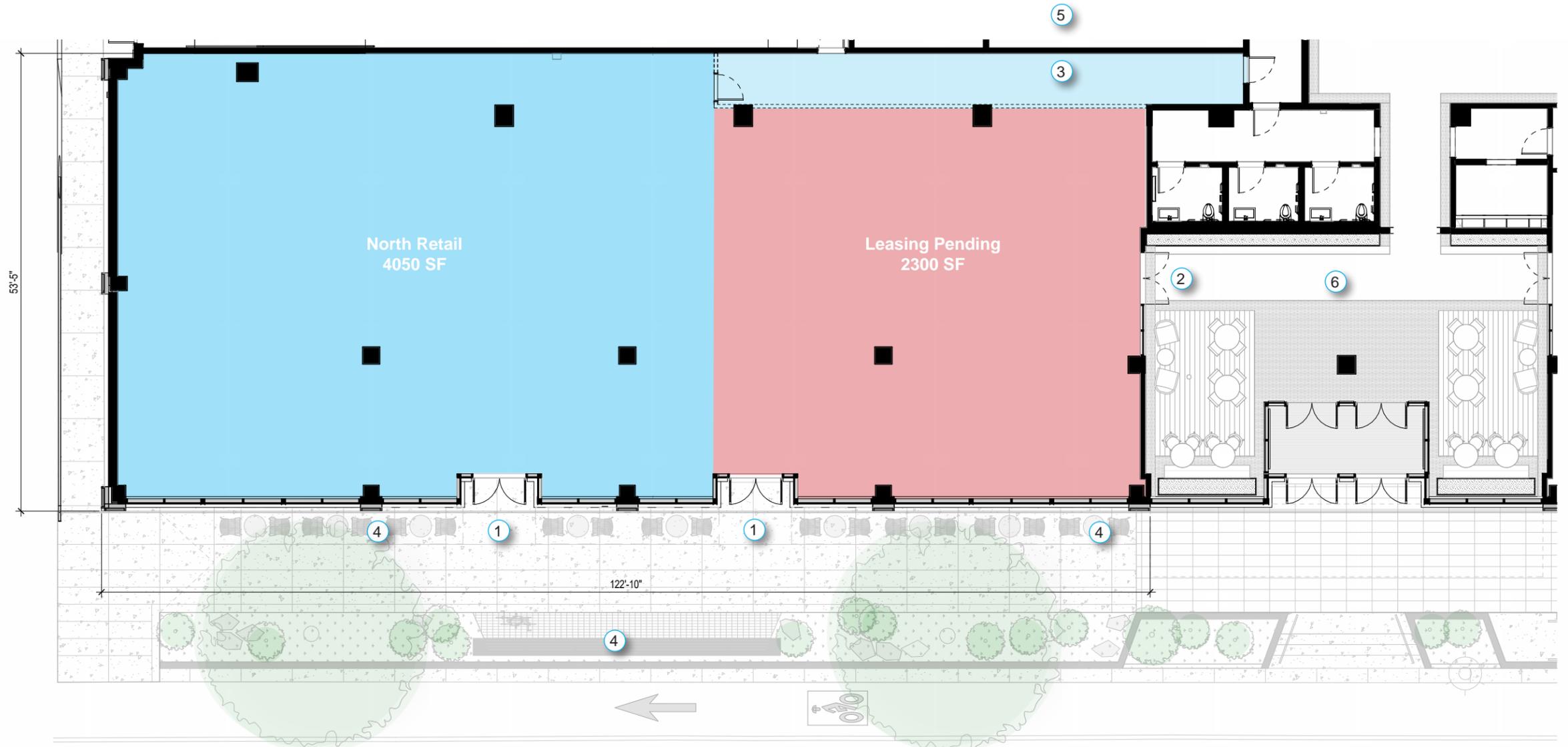


Perspective View - South Retail



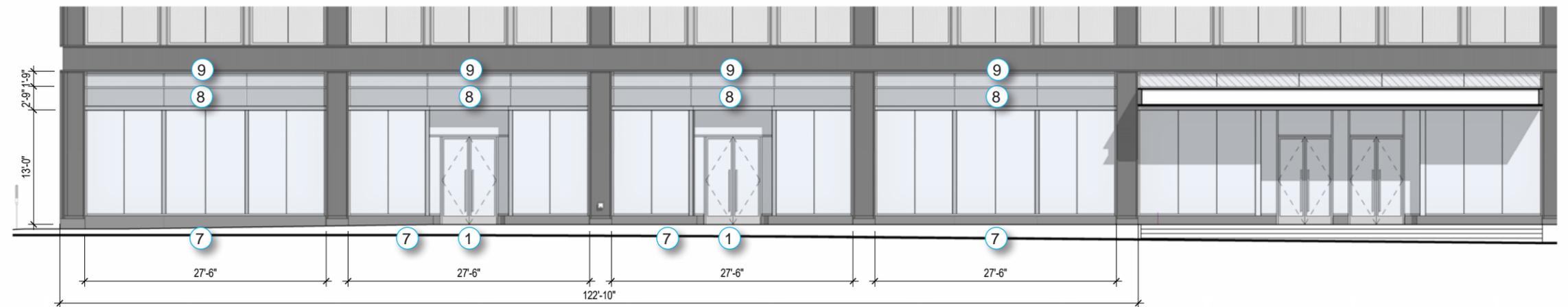
North Retail

- 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



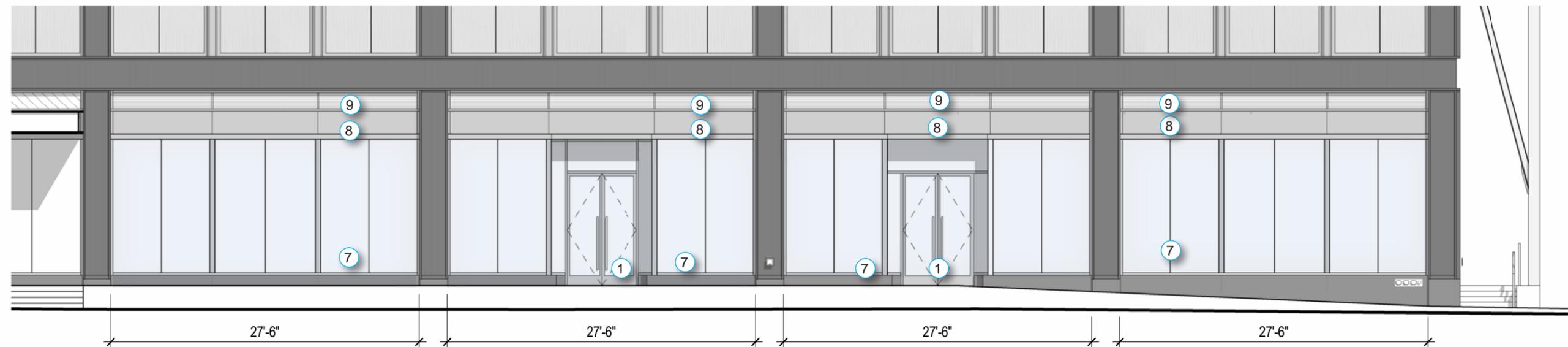
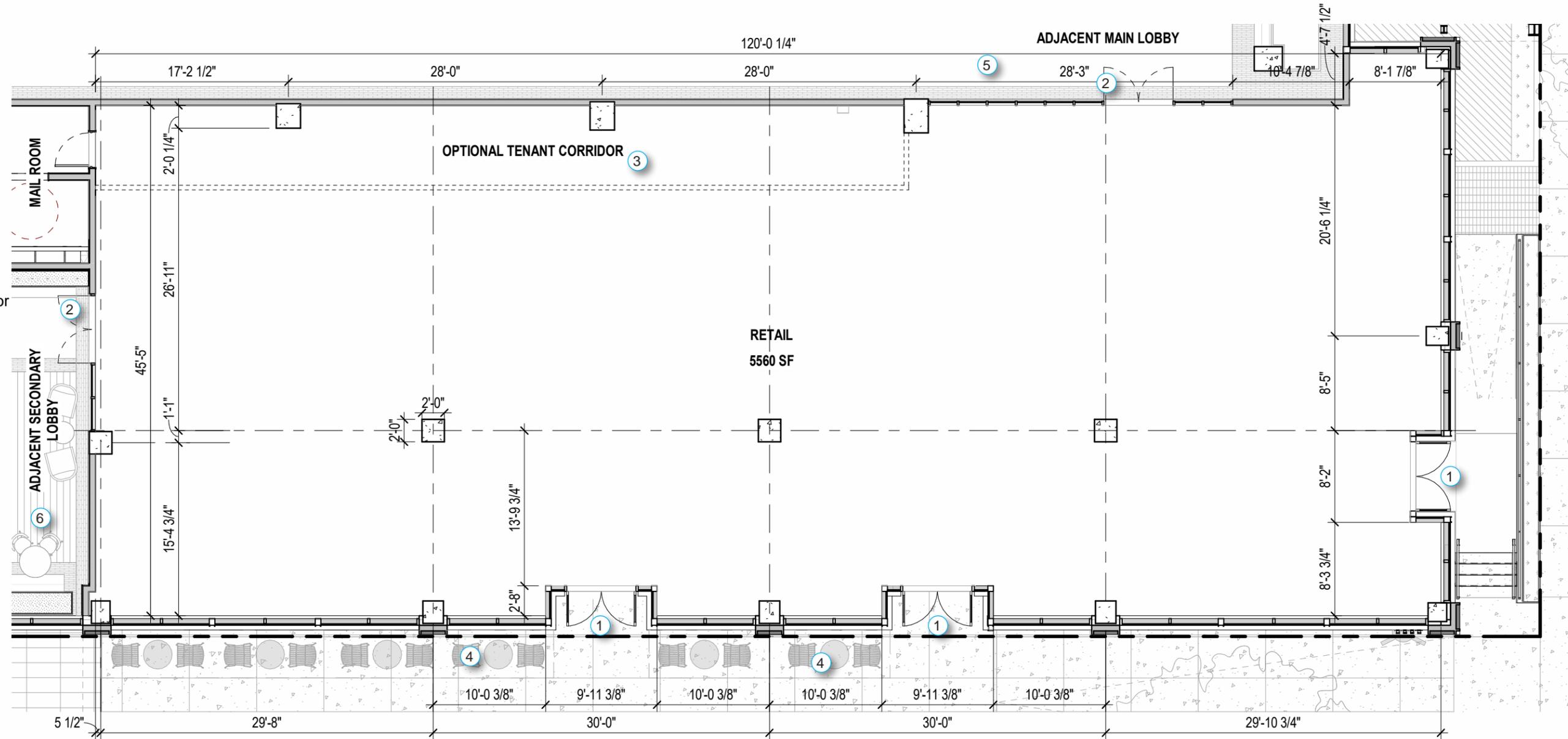


Perspective View - North Retail



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