



STEEL
HOUSE

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

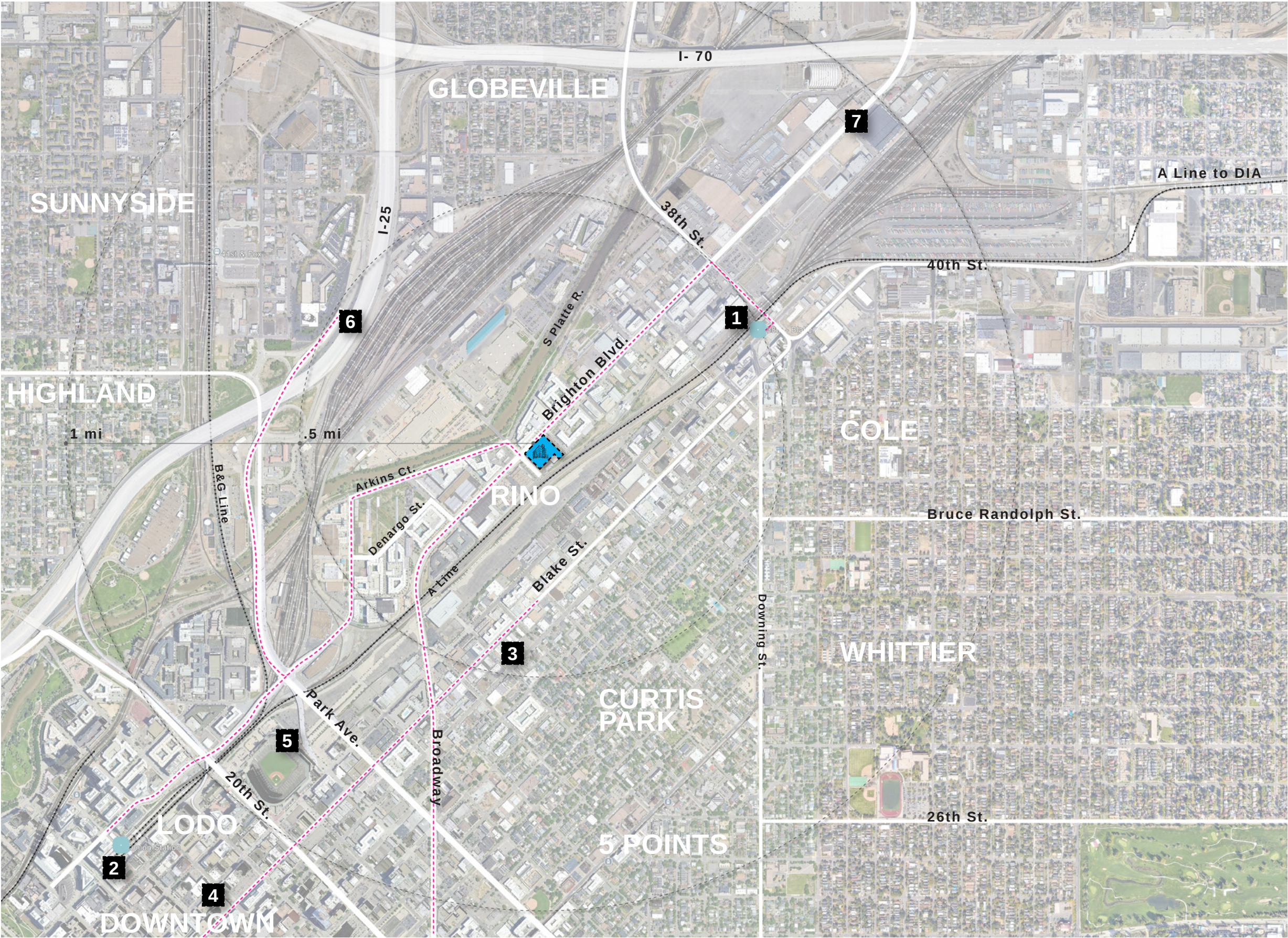


open studio | architecture

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.

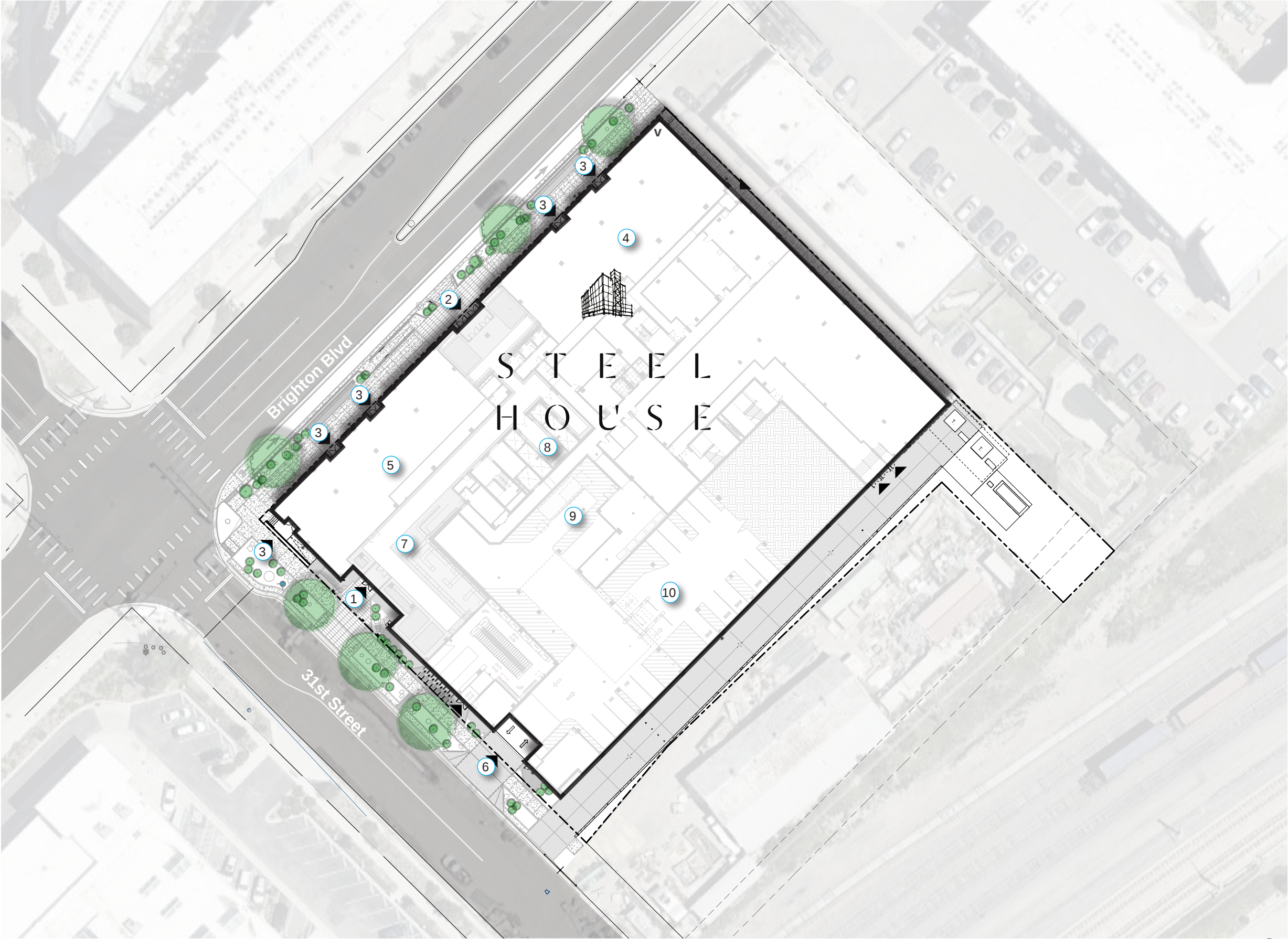
- 1 The Source & Source Hotel
Safta
Temaki Den
Reunion Bakery
Smoke BBQ
The Woods
- 2 Zeppelin Station
Uptown and Humboldt
Pesto Italiano
Sushi Kuro
- 3 Bigsby's Folly - Craft Winery
- 4 Logan House Coffee
- 5 Comal Heritage
- 6 Number Thirty Eight
- 7 IronHorse Distillery
- 8 Great Divide Barrel Bar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

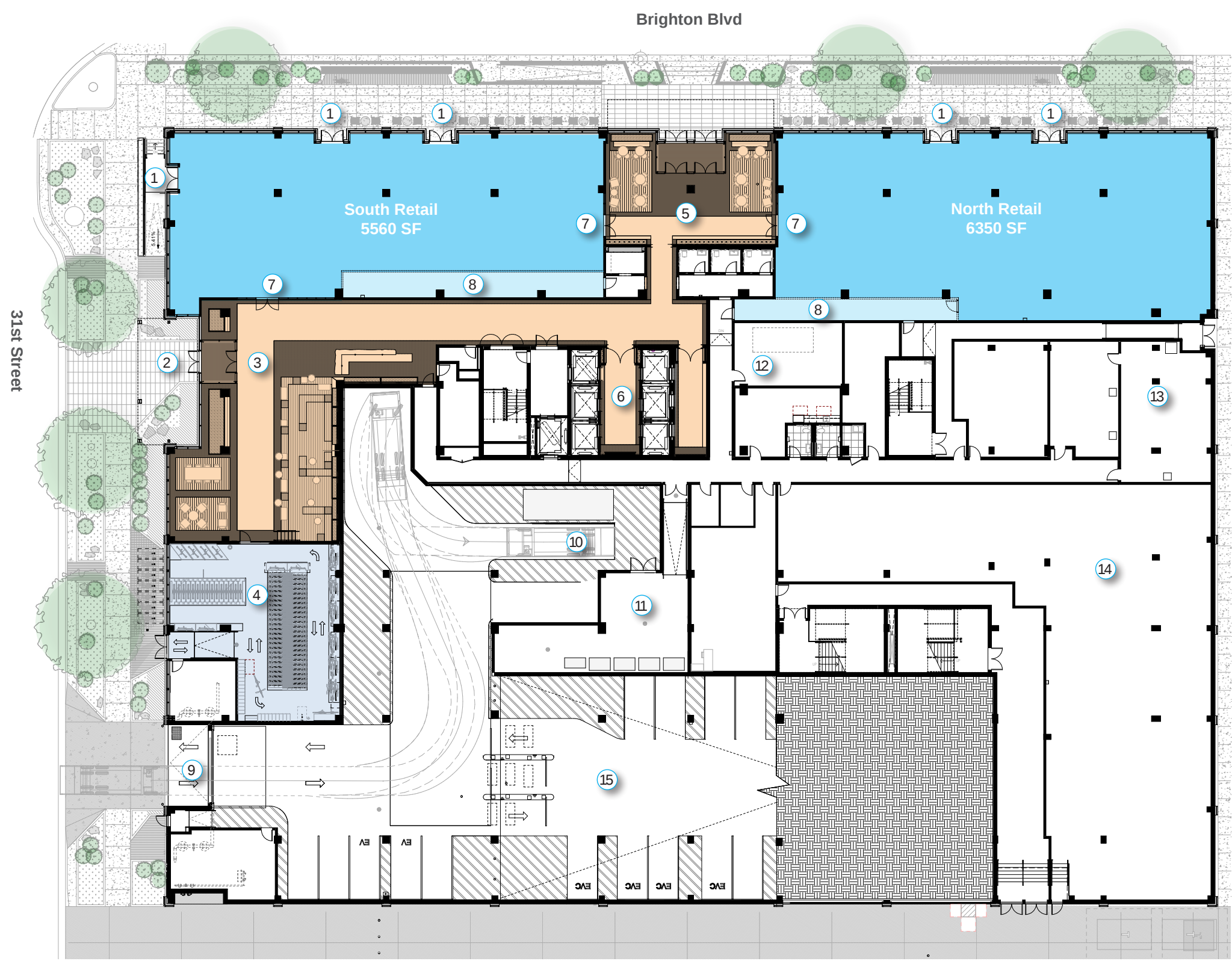
- 1 Primary Lobby Entry
- 2 Secondary Lobby Entry
- 3 Retail Entry Doors
- 4 North Retail
- 5 South Retail
- 6 Garage Entry
- 7 Primary Lobby
- 8 Elevator Core
- 9 Loading / Trash
- 10 Ramp up to Upper Floor Parking



Not To Scale

Ground Floor Plan

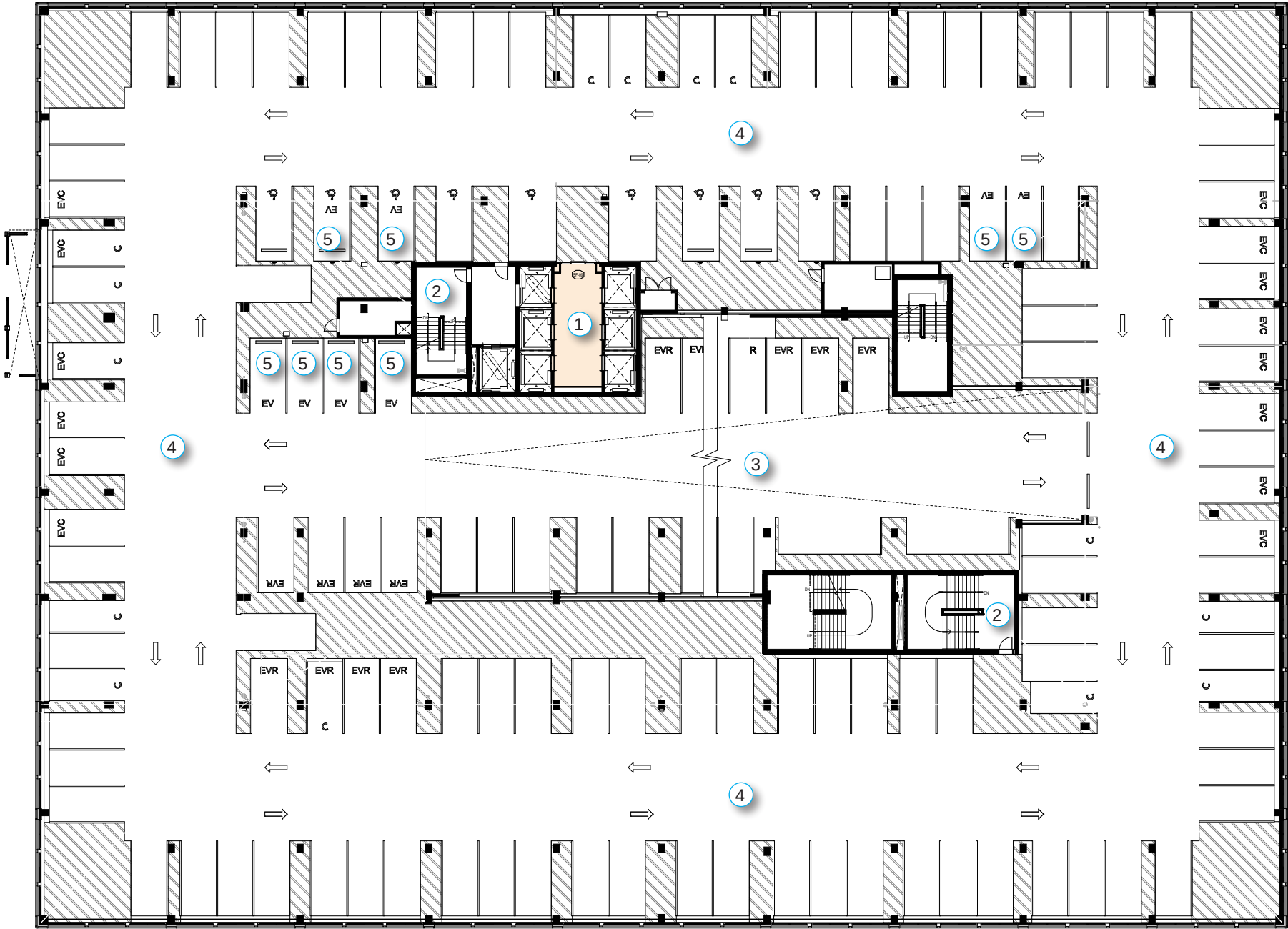
- 1 Retail Entry
- 2 Main Building Entry
- 3 Primary Lobby
- 4 Bike Garage
- 5 Secondary Lobby
- 6 Elevator Lobby
- 7 Interior Retail Entry
- 8 Back of House Corridor
- 9 Garage Entry
- 10 Loading Dock
- 11 Trash / Loading
- 12 AHU Room
- 13 Electrical Room
- 14 BOH Storage
- 14 Ramp Up to Parking Garage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



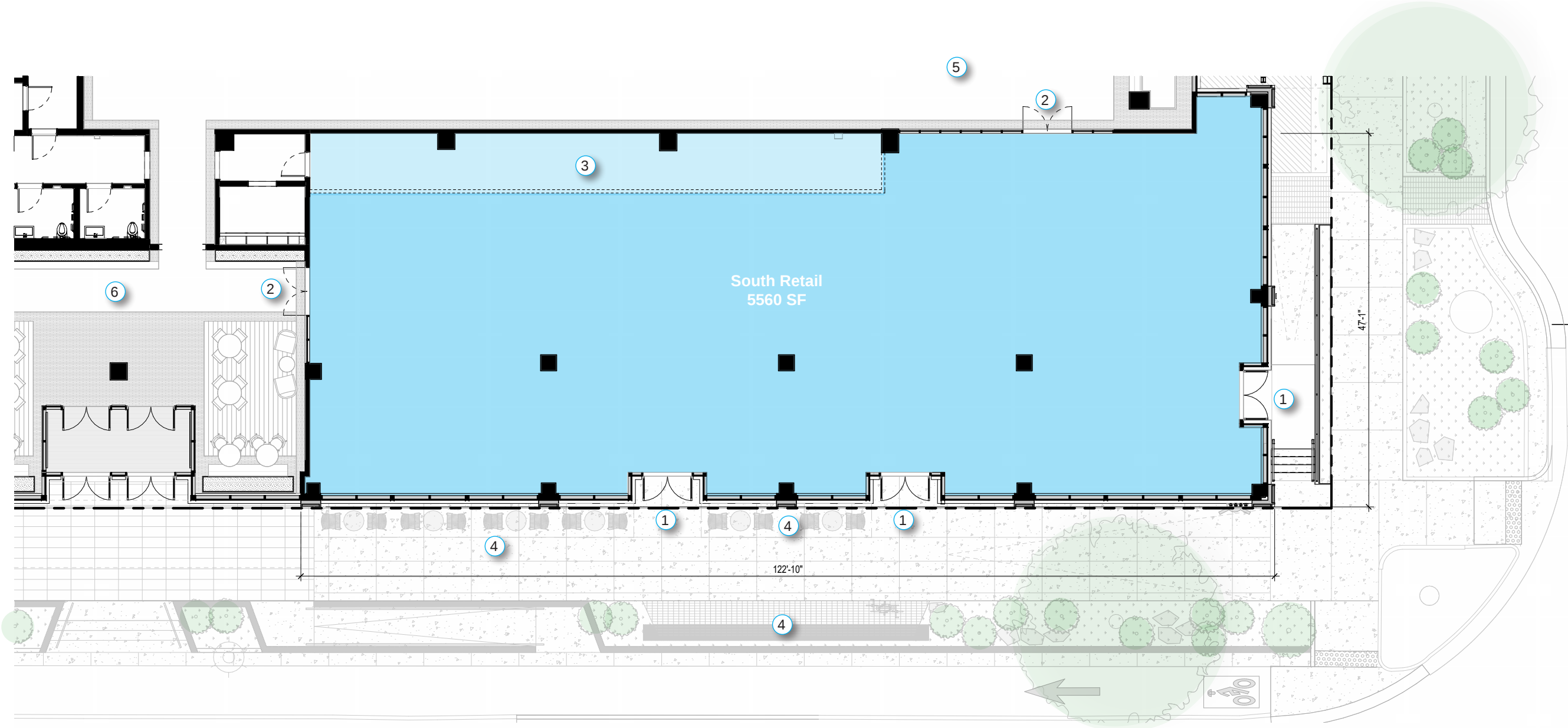
Building Elevation - 31st Street
Not To Scale



Perspective View - Overall Building at 31st and Brighton

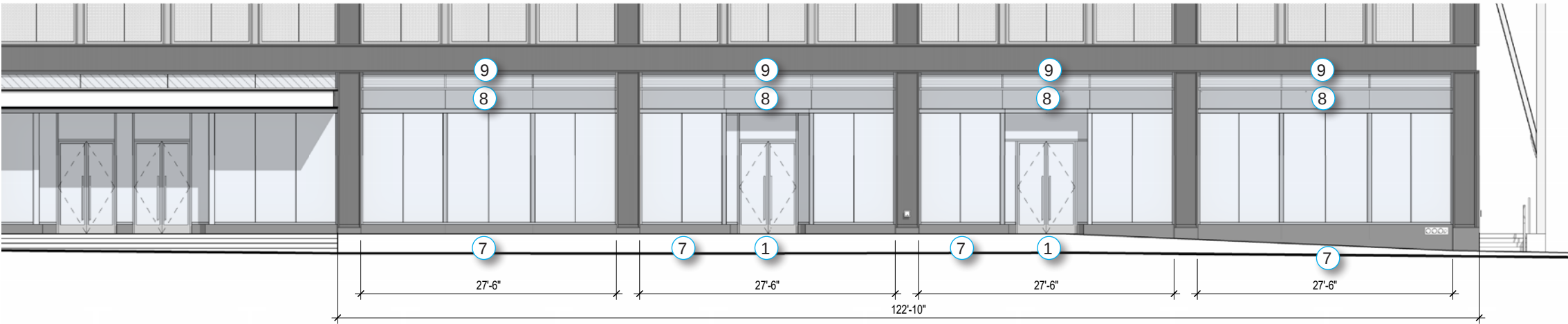
South Retail

- 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

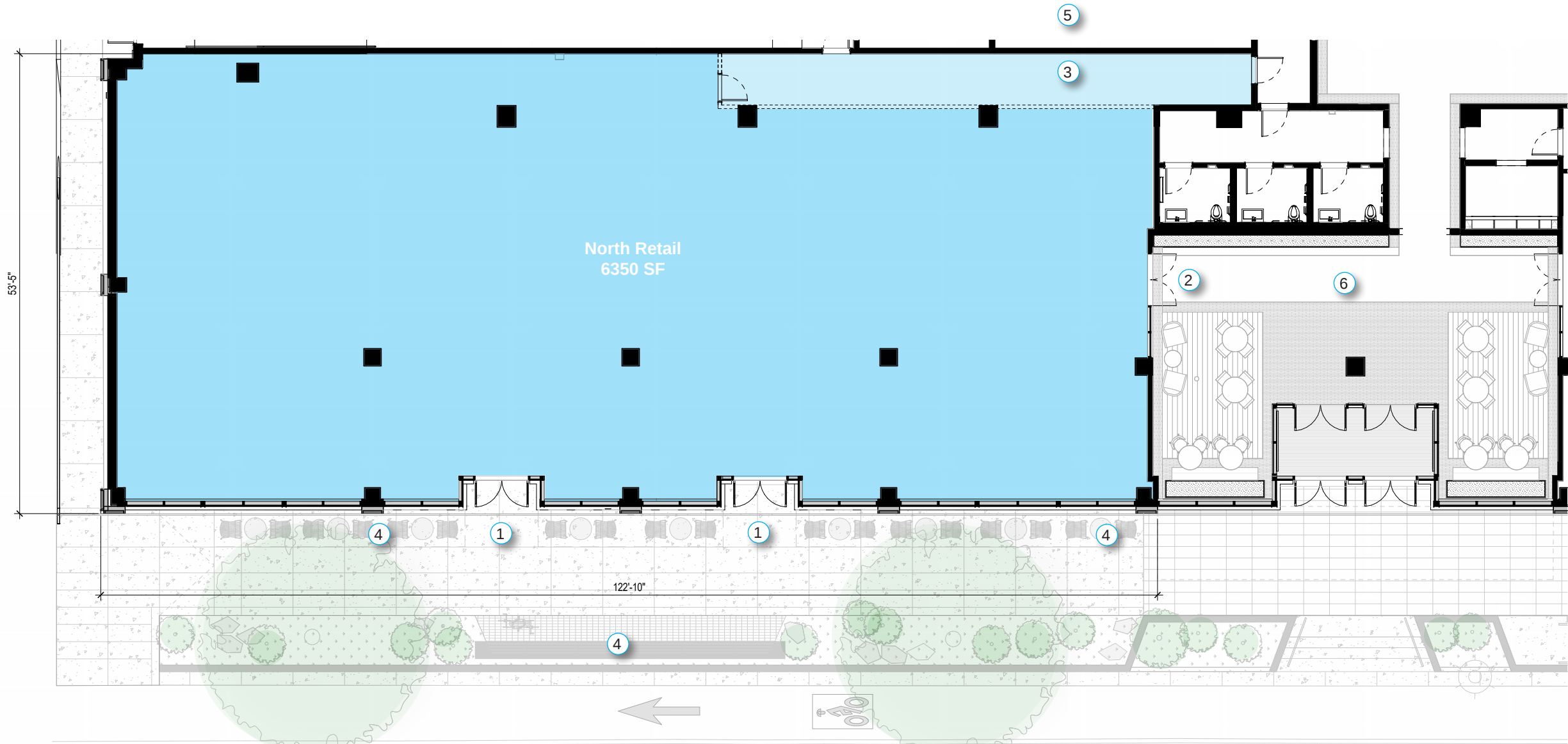


Perspective View - South Retail

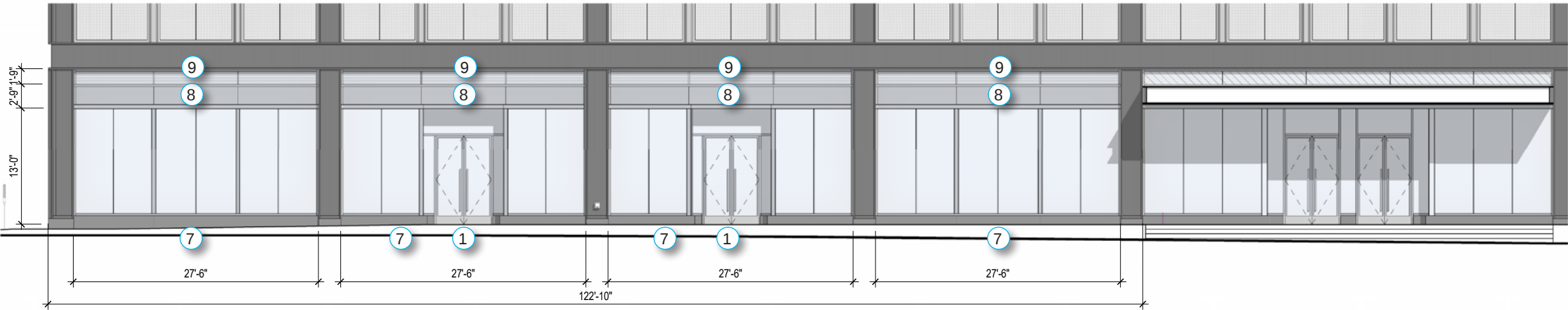


North Retail

- 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





Perspective View - North Retail

