

block
100
RETAIL



675
FIFTEENTH STREET

block 162

Denver's newest Class A office high rise is everything you've been looking for. 30 stories and 596,295 SF of highly efficient, column-free, state-of-the-art office space - designed to LEED Gold certification, with first-class exclusive tenant amenities including Denver's only Sky Terrace.

In addition, Block 162 offers three distinct retail availabilities, ranging in size from 1,300 SF up to 6,600 SF - each of which features high visibility signage just steps away from multiple 4-star hotels and the Colorado Convention Center.

675 15TH STREET
DENVER, COLORADO
BLOCK162.COM

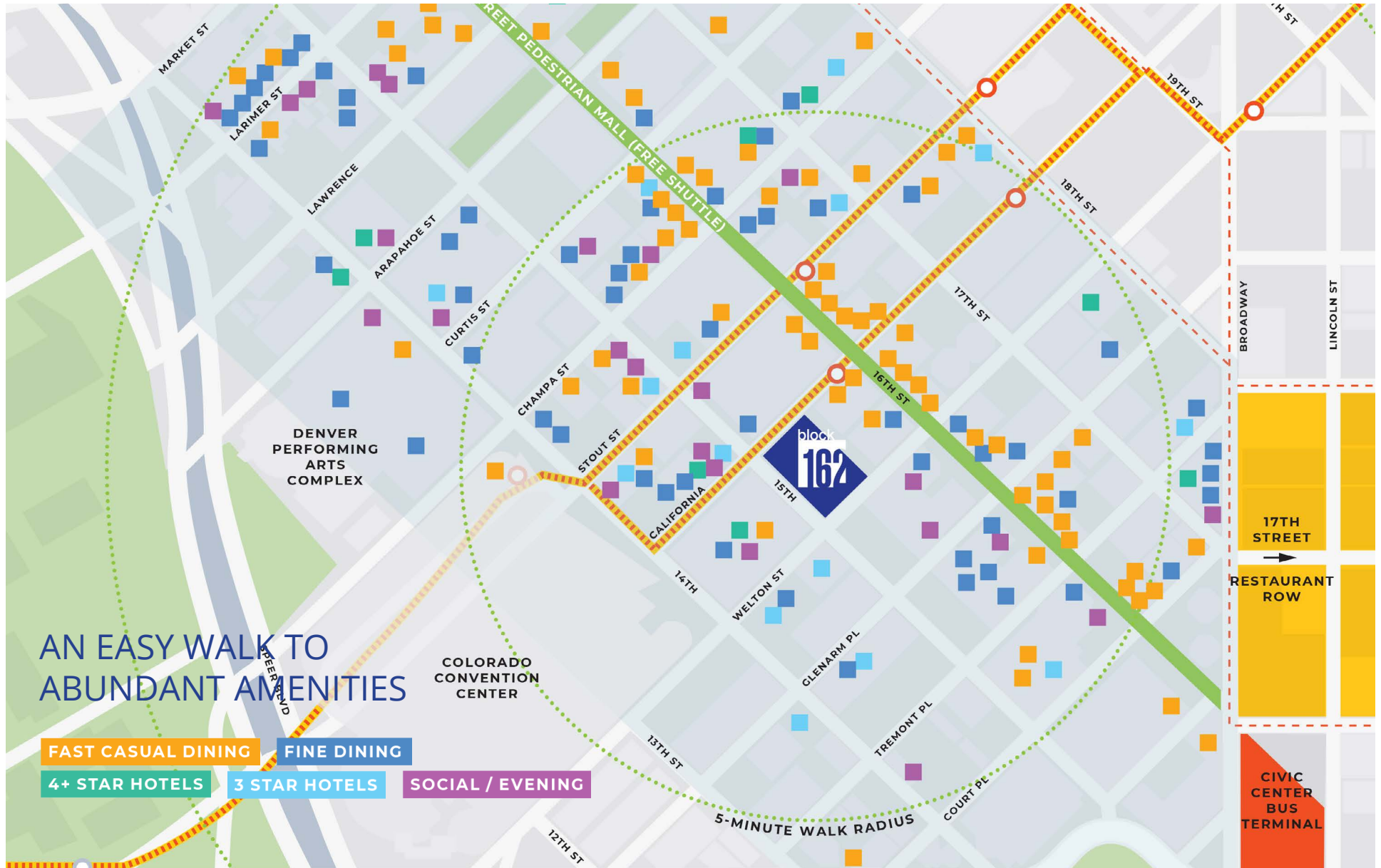


LOCATION

Denver's

Art
Business
Cultural
Hospitality

Epicenter



NEARBY BUSINESS

Denver's

Art
Business
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Hosplitality

Epicenter

CONVENTION CENTER

At 2,200,000 square feet (total space) it is currently the 12th largest convention center in the United States. The center hosts an average of 400 events per year

CENTER FOR THE PERFORMING ARTS

The largest tenant of the Denver Performing Arts Complex (DPAC) which is a four block, 12-acre site containing ten performance spaces with over 10,000 seats

MUSEUM OF CONTEMPORARY ART

The Museum of Contemporary Art Denver, for example, draws about 75,000 visitors each year

HOTELS

10 major hotels reside within a 7 minute walk from Block 162: The Curtis, Hilton Garden Inn, Holiday Inn Express, Hilton Garden Inn, The Westin, Hampton Inn & Suites, Hilton, Homewood Suites, Hyatt Regency and Magnolia

RESTAURANTS & BUSINESSES

There are 1,907 businesses, 49,000 employees and an annual average of \$129M in dining retail sales within a 7 minute walking distance from Block 162

TOTAL RETAIL DEMAND

250,000 SF

total retail demand

-

48,000 SF

currently vacant retail

=

202,000 SF

net retail demand from growth

Source: Downtown Denver Partnership/
Wikipedia/Esri

BLOCK 162: DENVER'S NEWEST AND BEST MIXED-USE HIGH RISE

Highest-end office space: 30 stories and 596,295 SF of Class A office space

Unrivaled access: Located in a vibrant urban core with multi-mode access from car, light rail, and bike

Amenity Rich: First-class exclusive tenant amenities designed around an indoor/outdoor connection including:

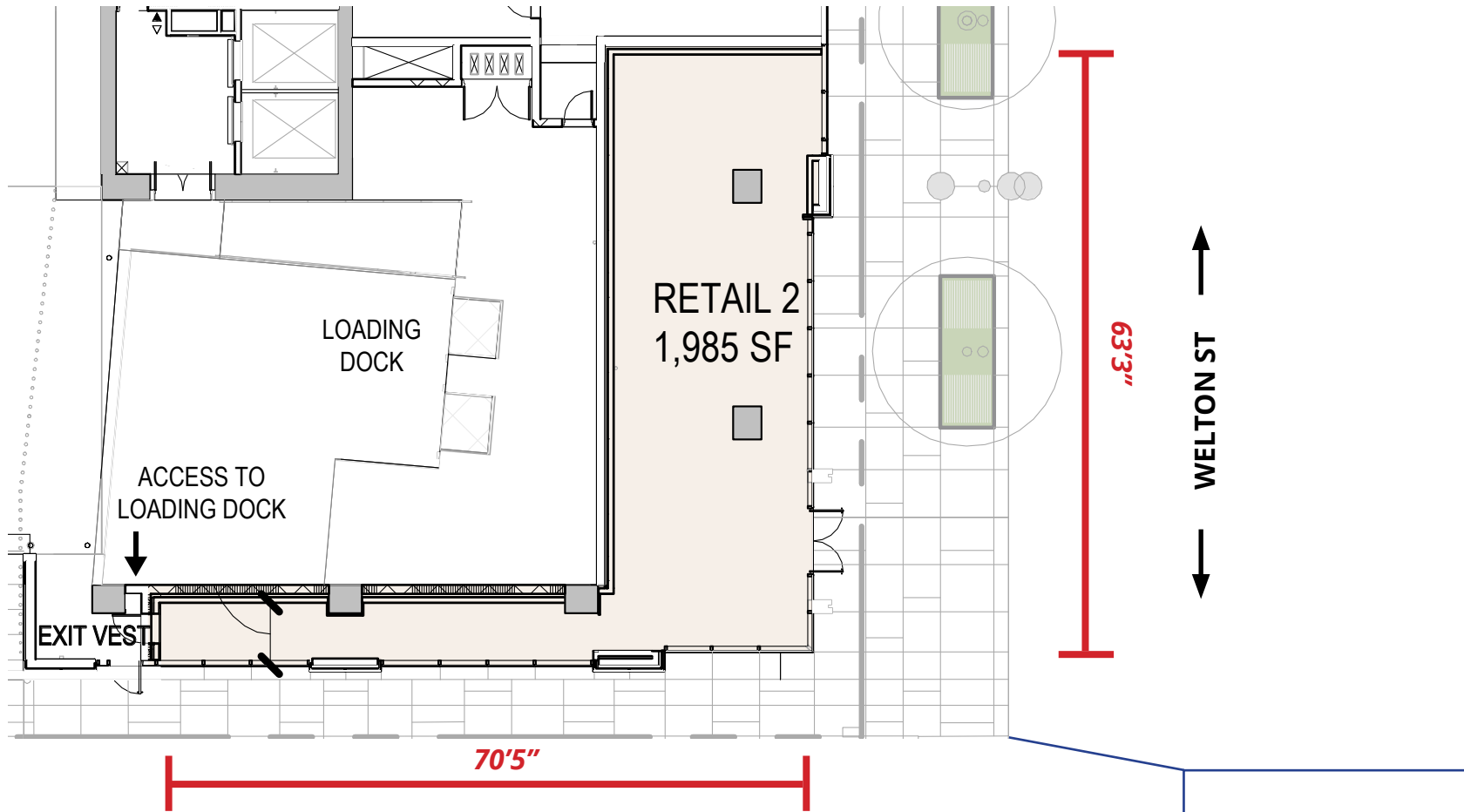
- ▶ A modern and elegant street-level lobby
- ▶ Top of the market vertical transportation
- ▶ An 11th floor amenity level and Sky Terrace featuring a tenant-exclusive fitness center, indoor/outdoor social gathering lounge, private conference space, and a manicured outdoor garden
- ▶ Catering areas for private events on the 11th indoor/outdoor amenity space and for private tenant events above
- ▶ Custom curated artwork to enhance the lobby and 11th floor amenity level featuring Denver-based and Colorado-native artists



RETAIL SITE PLAN



AVAILABLE SUITE *Retail 2*



RETAIL 2 FEATURES

- Seeking high end coffee concepts
- Almost 134 SF of wraparound around frontage
- Unique high-visibility identity opportunity through double-height glass on hard corner with signage available atop canopies along 15th and Welton Streets
- Interior clear heights range from: 22'8" with high visibility to vehicular traffic on 15th Street

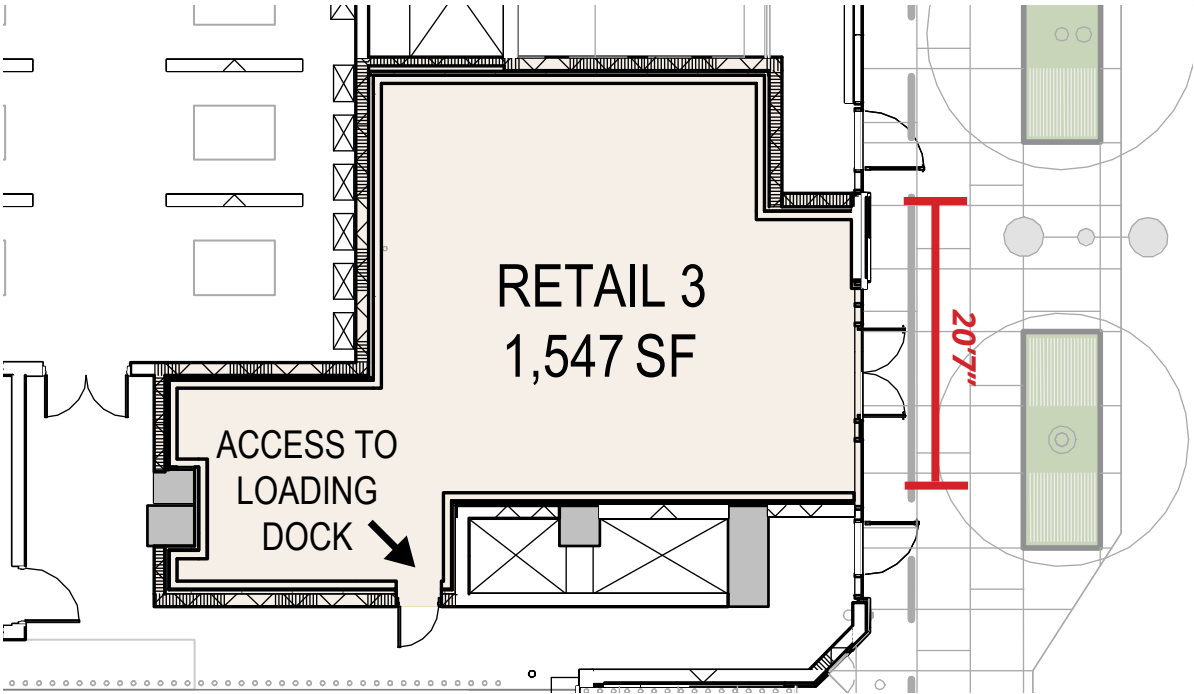
Wide sidewalks with excellent visibility

RETAIL 2 | STOREFRONT

Double-height glass on primary corner provides excellent exposure facing traffic on 15th Street - ideal for branding



AVAILABLE SUITE Retail 3



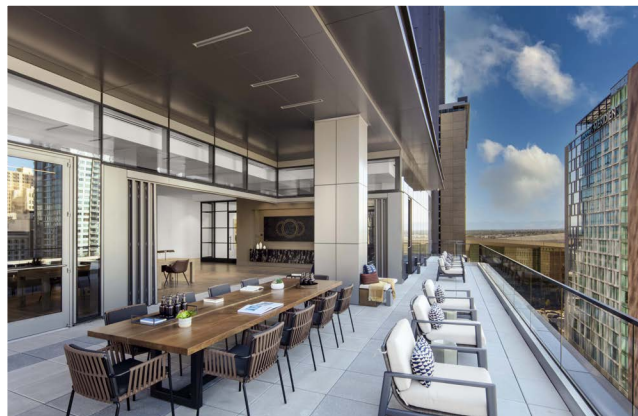
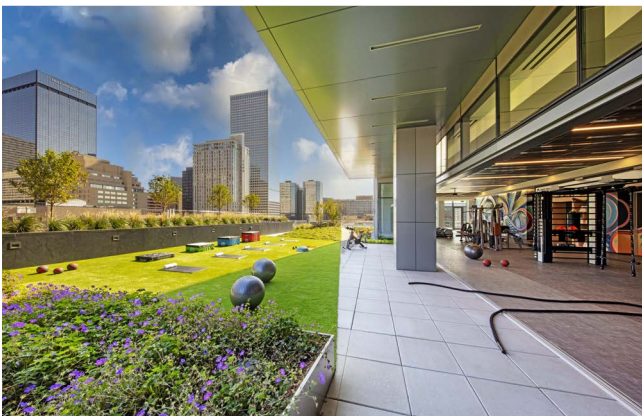
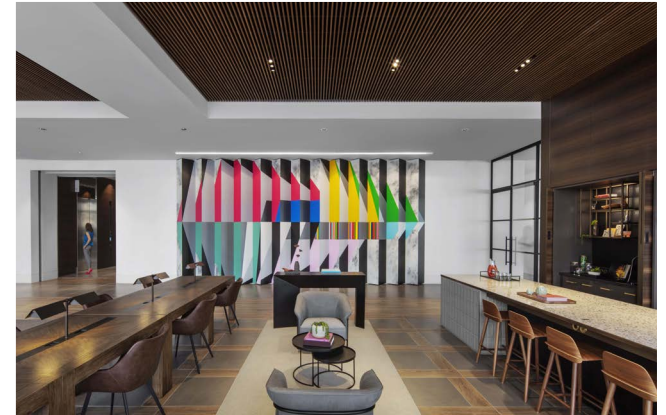
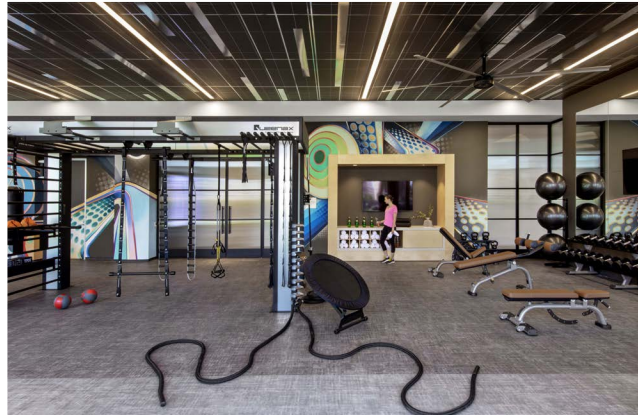
↑
WELTON ST
↓

RETAIL 3 FEATURES

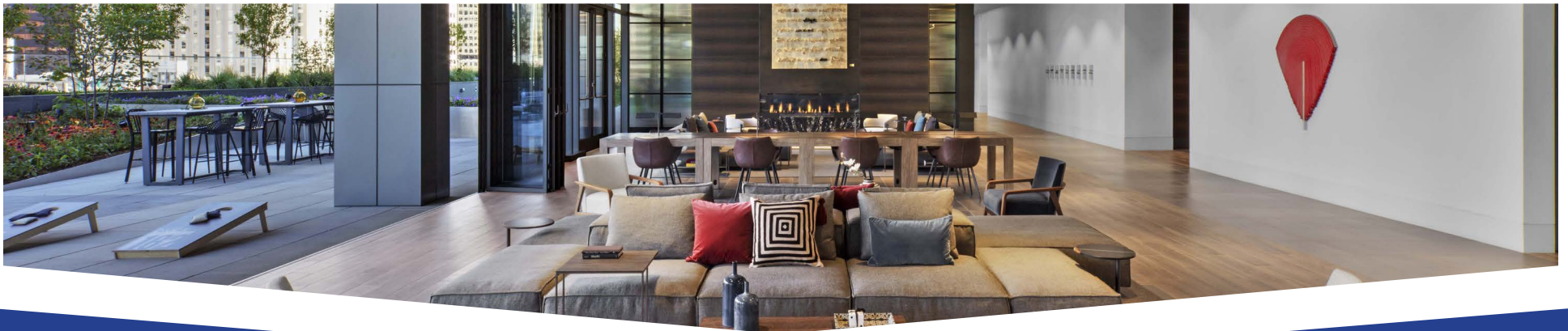
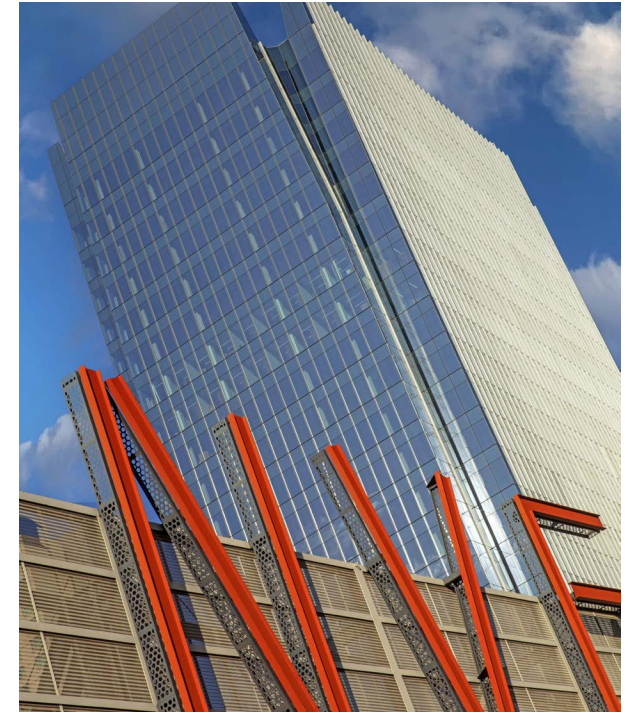
- Seeking neighborhood amenities, service or office users
- Interior clear heights range from: 13'2" - 22'1"



AMENITY PHOTOS



PHOTOS



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