

# PARK

CENTRAL

3 TOWERS / 598,942 RSF





# PARK CENTRAL

Park Central recently completed a \$10 million renovation of its first and second floor common areas, adding a wide range of tenant-focused amenities. Highlights include a 12,000 SF bike storage area for 300 bikes with private lockers, a 95-person conference center with advanced A/V, a spacious fitness center with natural light and showers, a new deli, and multiple tenant lounges and break areas. The deli, which serves breakfast and lunch on the second floor, and a café on the first floor that offers coffee, pastries, smoothies, and more, enhance the dining options for tenants. The deli and conference center open onto a private 20,000 SF outdoor plaza on the second floor, featuring ample seating, firepits, and public Wi-Fi.

## **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



360° VIRTUAL TOUR



360° VIRTUAL TOUR





# KEY FEATURES

- Three level, below grade parking garage with abundant visitor parking, electric vehicle charging stations and a generous 1 : 900 ratio
- Twelve 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
- LEED certified
- 20,000 RSF private outdoor plaza located on the second floor
- 24-Hour on-site security with lobby desk
- Upgraded and renovated lobby
- Direct access to Skyline Park
- 2<sup>nd</sup> floor deli, conference facility and multiple seating and breakout areas
- 1<sup>st</sup> floor café
- Skyline Park Block 2 renovation scheduled for completion in Spring 2027



# A REVITALIZED FRONT YARD

*Key Features of the Revitalized Skyline Park:*

Skyline Park Block 2 construction is expected to commence in October 2025 with completion in Spring 2027. The renderings shown reflect the updated design.



## SUSTAINABLE DESIGN

Incorporation of eco-friendly materials and green infrastructure underscores a commitment to environmental stewardship.



## GREEN SPACES AND GARDENS

Collaborations with local horticulturists have led to the creation of gardens featuring native flora, offering serene spots for relaxation and reflection.



## INTERACTIVE WATER PLAZA

A central water feature offers a refreshing gathering spot during warmer months, transforming into an ice-skating rink in winter, providing year-round recreational opportunities.



## CULTURAL AND SOCIAL HUB

The addition of a café and flexible event spaces will host performances, markets, and community events, fostering a lively atmosphere.

## ENHANCED ACCESSIBILITY

Redesigned pathways and open layouts ensure seamless access throughout the park, inviting exploration and inclusivity.





# 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**

12 Feet

**BAY DEPTH**

38 Feet average

**ORIGINAL DEVELOPER**

C.H. Leavell / Denver Rio Grande

**BUILDING OWNER**

Crescent Real Estate 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

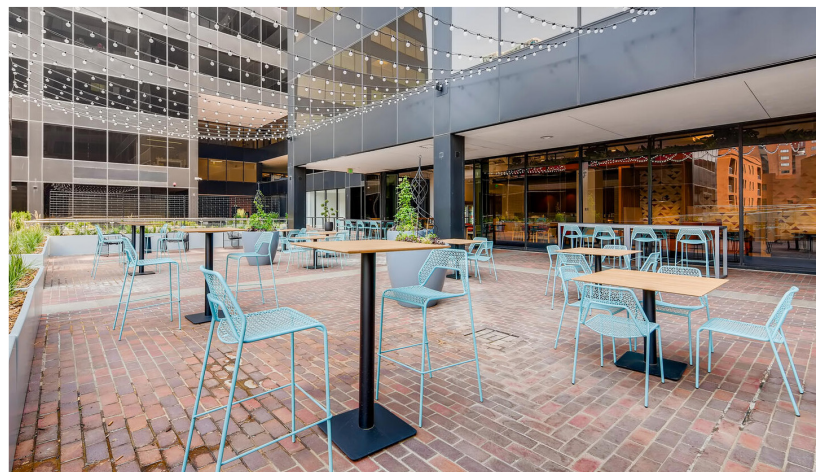
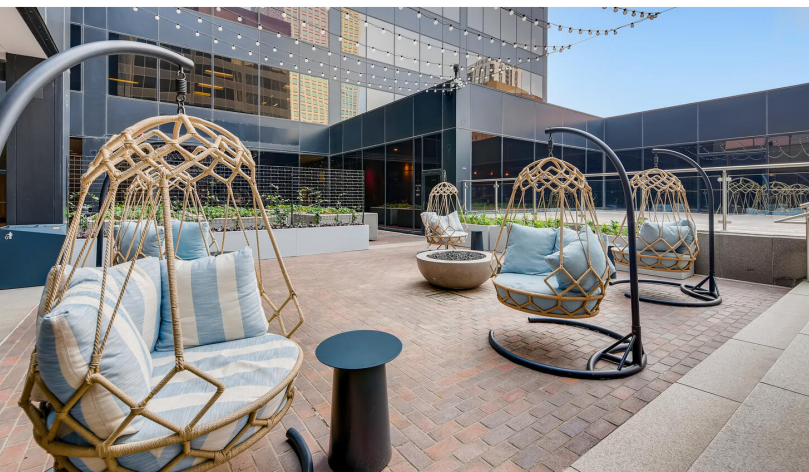
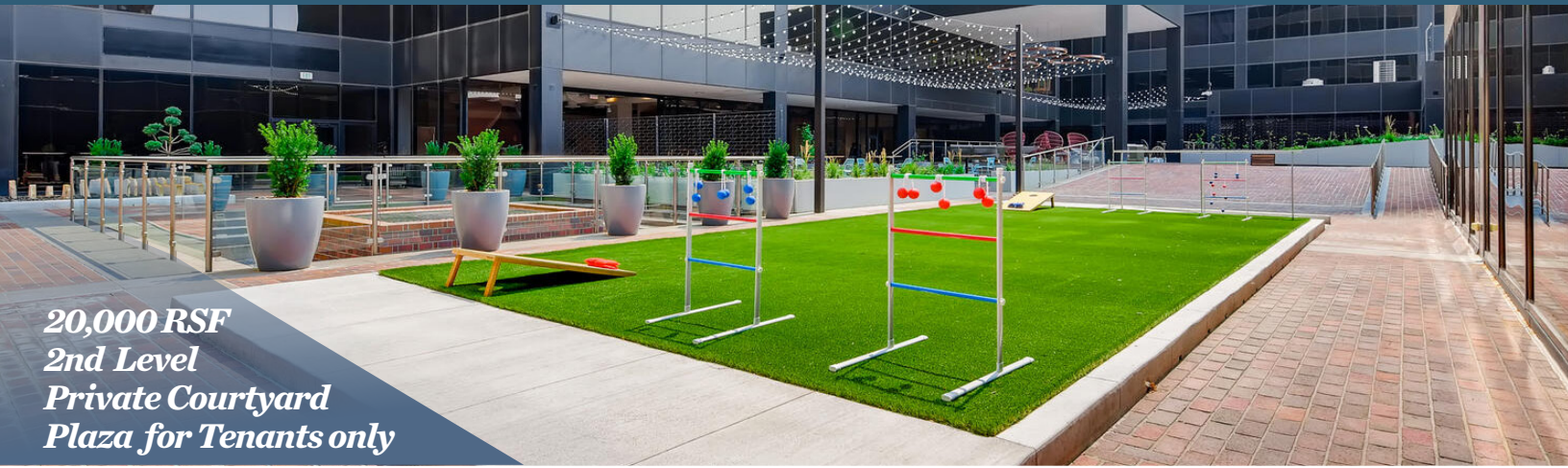




360° VIRTUAL TOUR



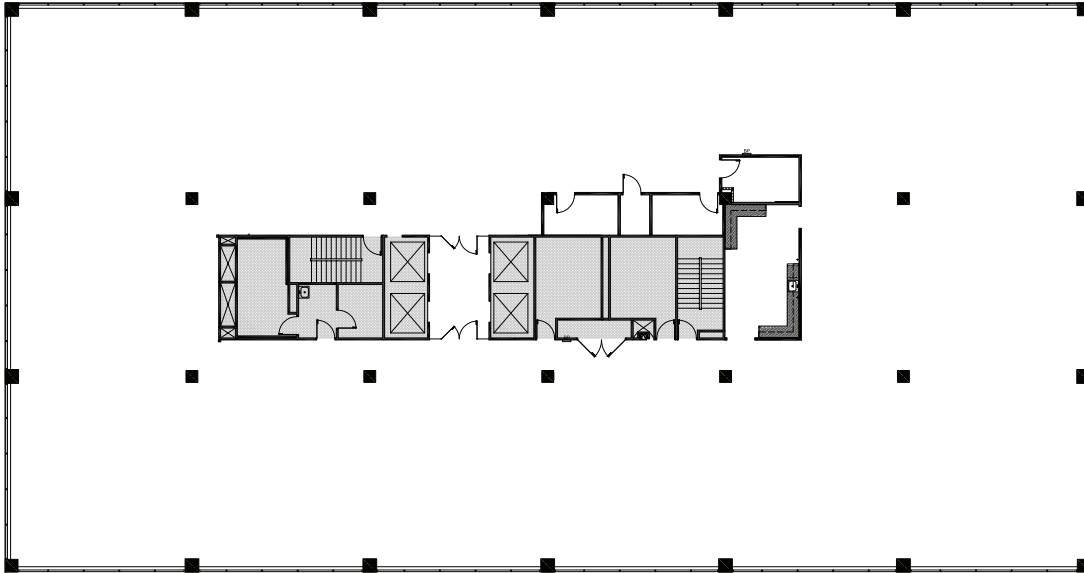
# NEWLY RENOVATED OUTDOOR SPACE



# SAMPLE FLOORPLANS

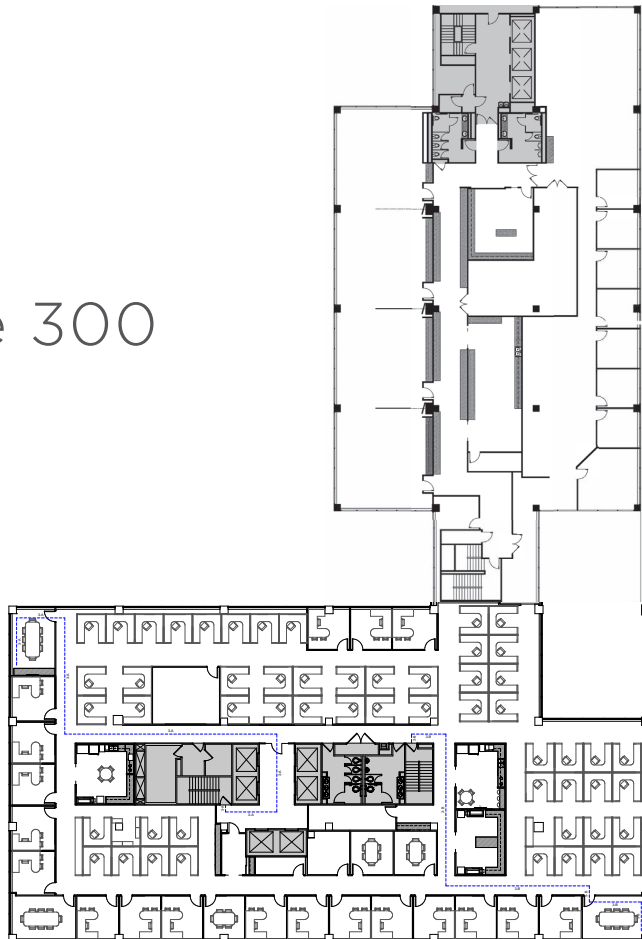
## Tower 3 - Suite 1000

19,085 RSF



## Towers 1 & 2 - Suite 300

35,209 RSF



# CONTACTS

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