

FINANCIAL PLAZA

at Union Square

a most tinspiring address...



In the heart of West Denver's most prized business location, at Union Boulevard and West Second Place, Financial Plaza at Union Square offers a wealth of uncommon features and comforts in a striking natural environment.

The timeless architectural design and the simplicity of stone and glass are effortlessly integrated with travertine marble and copper columns and accents. Ample lush landscaping adds to the ambiance, yet there is abundant surface and covered parking.

Located just twelve minutes from downtown Denver by car, eighteen minutes by Light Rail and an hour's drive from Colorado's world-class ski resorts, Financial Plaza at Union Square commands business and social amenities that are second to none and also offers full time on-site management and day porter services as well.

This outstanding four-acre site presents views of the city to the east and the Rocky Mountains to the west.

With its unique combination of exquisite architecture, fine materials, the most desired amenities and proximity to the mountains, Financial Plaza at Union Square is unquestionably Denver's most distinctive business address.



FINANCIAL PLAZA

Building features

CONVENIENCE FEATURES

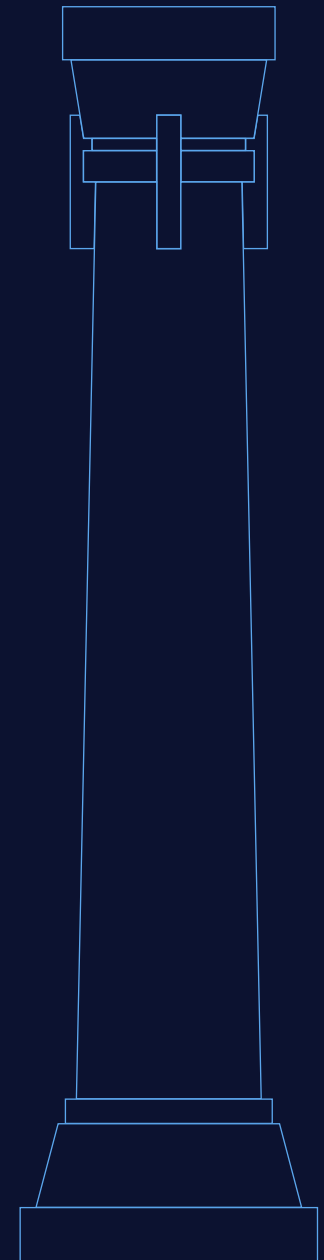
- A dramatic two-story atrium lobby
- Ample parking, both surface and structured
- Located in Union Square, a master-planned business park located in the center of Lakewood, Colorado
- 5 Minute walk to Federal Center Light Rail Station
- A Union Boulevard address for easy access and identity for customers and employees
- Visitor parking lot adjoining the building
- Extensive landscaping covering 32% of the site including benches for tenant use
- Vestibules with side lights included at all tenant entries
- Excellent views of the Rocky Mountain Front Range to the west and downtown Denver to the east from all six building levels
- Variable bay depths to provide a more efficient office layout
- Building floor plates which incorporate a clear space from window line to the building core, eliminating all interior columns from the Tenant's usable space
- Distinctive architectural design and superior construction standards including the selection of high-quality materials such as brass, full height solid core wood doors and baseboards, a 2'X 2' tegular edge ceiling grid system in building common areas and LED parabolic lighting throughout
- Building floors are structurally designed for above-normal load requirements

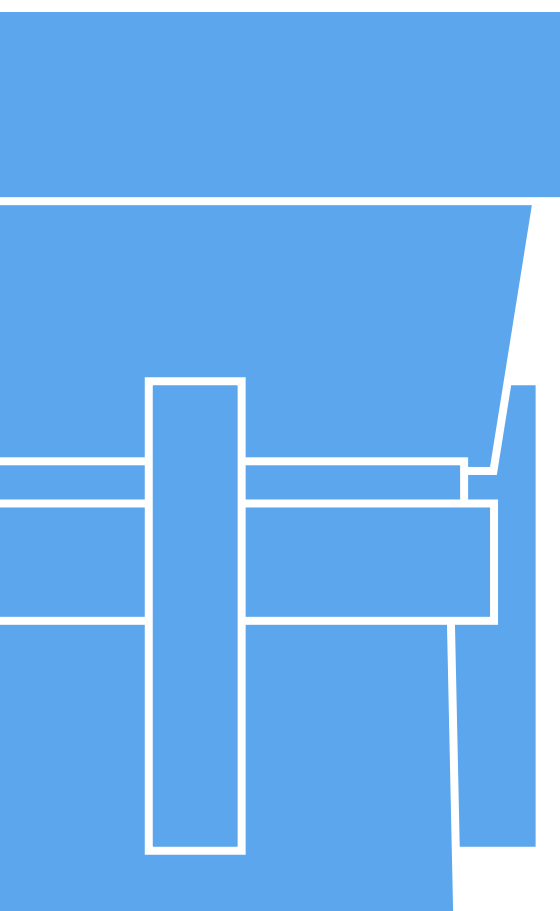
COMFORT FEATURES

- Double-paned, insulated windows for excellent visibility and insulating qualities
- Sophisticated computer controlled variable air volume air conditioning and ventilation system, with maximum capabilities for individual zone control
- Plumbing wet stacks located in each wing of the building for ease of custom tenant plumbing
- Energy efficient mechanical system with individually controlled heating zones per floor
- Complete energy management system for reducing overall building operating expenses while maintaining maximum tenant comfort

SAFETY FEATURES

- A full building, card accessed security system which controls access to building entries and the parking structure
- Automatic sprinklers throughout the building
- Standpipes in each stairwell with fire department connections at each floor
- Automatic controls for elevators upon activation of the fire alarm system
- Complete fire alarm system with automatic fire sensing devices reporting directly to the fire department and providing internal building audible alarms





WEST 2ND PLACE

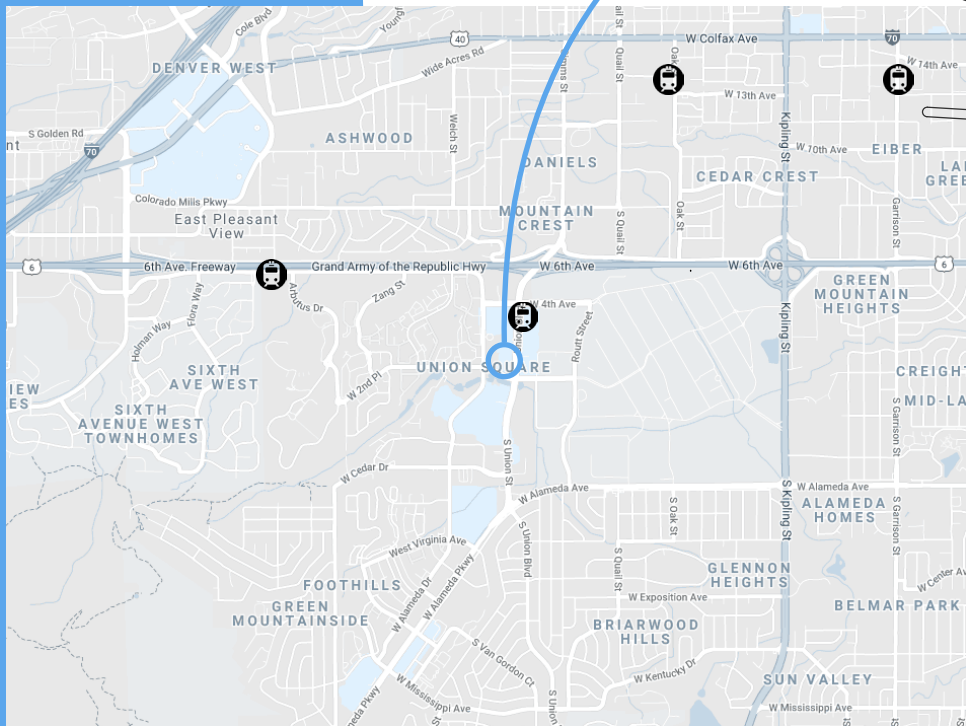
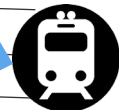
PARKING STRUCTURE

SOUTH TOWER
215 UNION BLVD

NORTH TOWER
225 UNION BLVD

UNION BLVD

5 MINUTE WALK TO
FEDERAL CENTER
LIGHT RAIL STATION



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