

1701 PLATTE

RETAIL

DENVER, COLORADO



NEW RETAIL OPPORTUNITY ON PLATTE STREET

One Platte is a premier mixed-use office development located on Platte Street, one of Denver's most dynamic and exciting commercial neighborhoods.

- Last remaining site of scale in the Central Platte Valley
- Most prominent freeway visibility available
- Over 1 million square feet of office space on Platte Street
- Class A retail space



WHY PLATTE

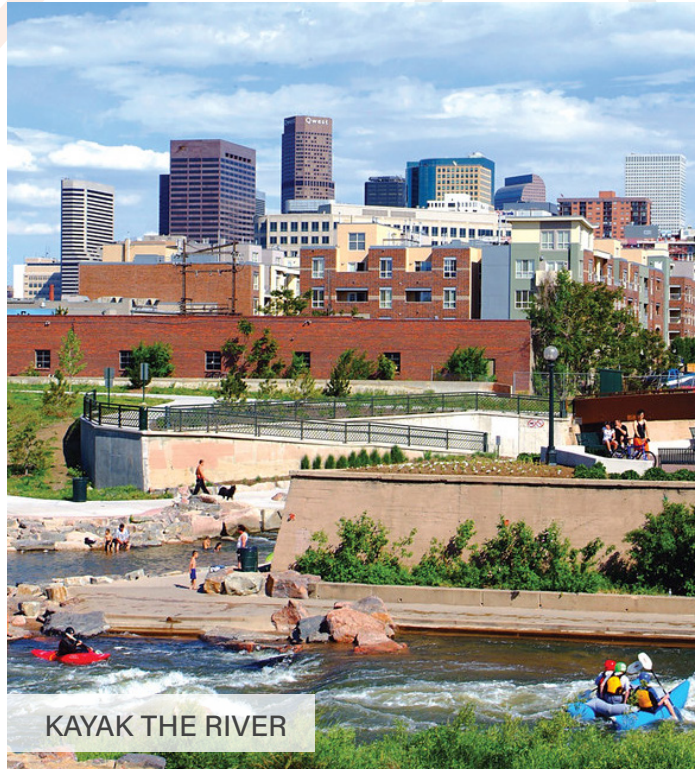
Platte Street is a thriving infill neighborhood between Lower Downtown and Lower Highlands offering an vibrant, live, work, play environment.

LIVE IN

one of **15,000**
apartments and
homes within a **10**
minute walk



ENJOY COMMONS PARK



KAYAK THE RIVER

ON THE STREET

get **a coffee** grab
lunch, shop and
socialize



EXPLORE THE STREET

JOIN



DISCOVER ONE PLATTE

● Building Size: 250,402 SF

● 5 Stories

● Total Retail Square Footage

Retail A: 2,758 SF

Retail B: 2,935 SF

Retail C: 2,945 SF

● Restaurant Infrastructure In Place

● 1.25/1,000 Underground Parking

● 150 Space Secure Bike Storage

● 245 Seat Multi-Purpose Event Space

● Multiple Outdoor Spaces

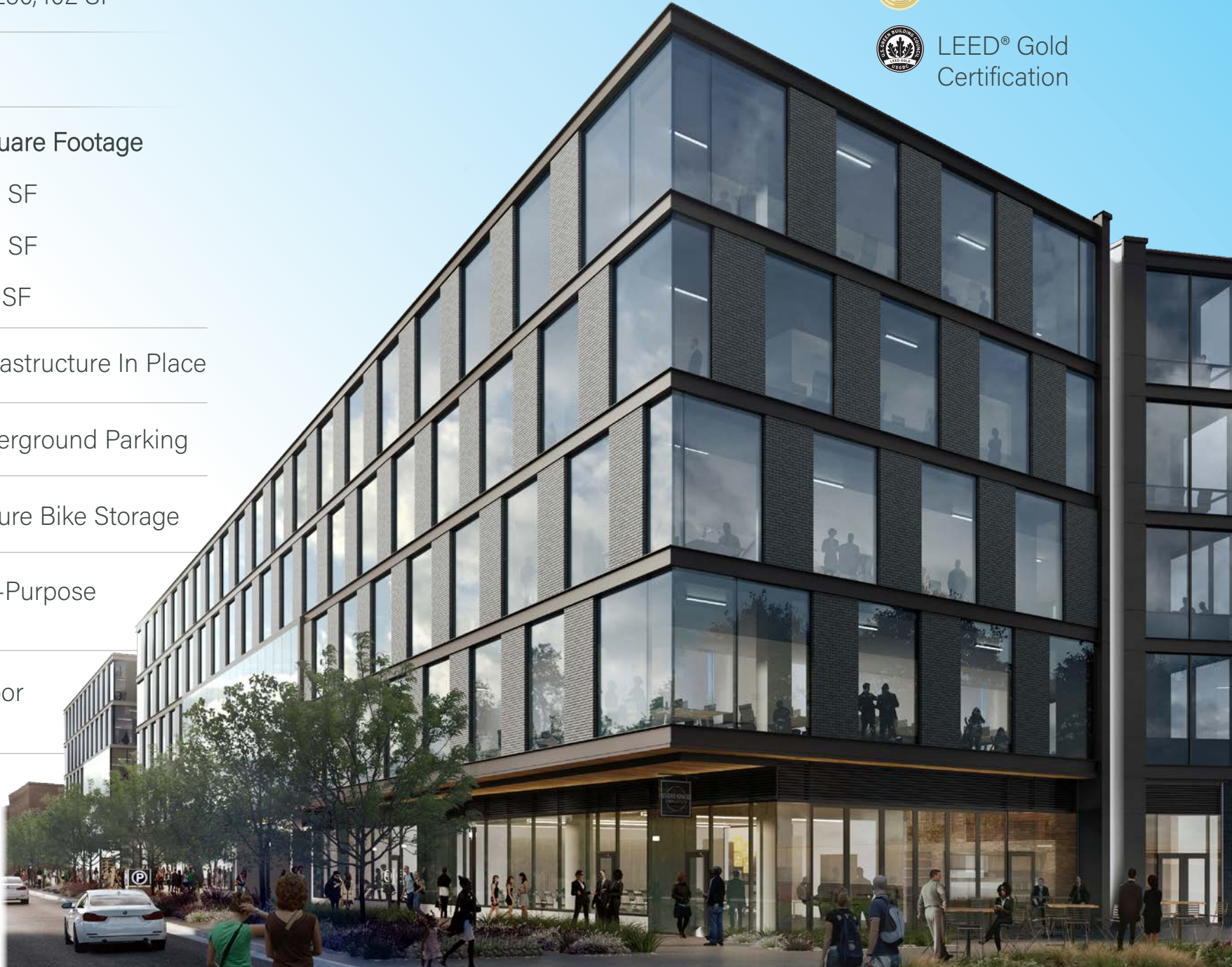
● Fitness Center



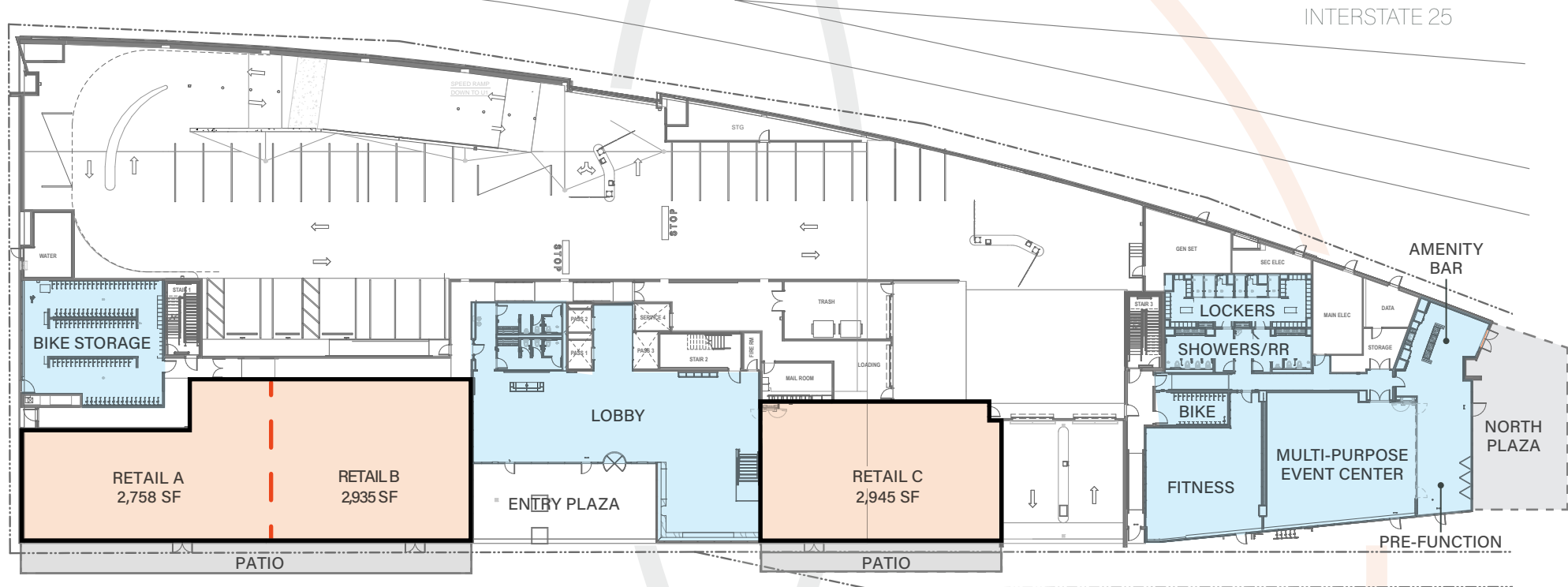
WELL™ Building



LEED® Gold
Certification



FIRST FLOOR SITE PLAN



FIRST FLOOR

Retail A and B are flexibly demisable

Grease duct shaft and pipes are installed by landlord

ACCESS ONE PLATTE

One Platte relates to the city through openness and connectivity. Its premium location provides convenient access whether you walk, drive, bike or scooter.

Walk Score

91

Transit Score

89

Bike Score

93



SURROUNDING RETAIL

Walking distance to the best restaurants and urban amenities that Denver has to offer.

- 1 Truffle Table
- 2 Gorgeous Deli
- 3 ProsperOats
- 4 Forest Room 5
- 5 Ohana Island Kitchen
- 6 Sushi Ronin
- 7 El Five
- 8 Linger
- 9 Little Man Ice Cream
- 10 Maci
- 11 Lola Coastal Mexican
- 12 Mizu Izakaya
- 13 Maine Shack
- 14 Masterpiece Deli
- 15 Ale House at Amato's
- 16 Metropolis Coffee
- 17 Rush Bowls
- 18 The Bindery
- 19 Prost Brewing
- 20 Avanti Food & Beverage
- 21 Root Down
- 22 Maria Empanada
- 23 Poke House
- 24 Dead Battery Club
- 25 Denver Beer Co
- 26 Cervceria Colorado
- 27 Brider
- 28 Denver Poke Company



- 29 Carbon Cafe & Bar
- 30 Inside Scoop Creamery
- 31 The House of Commons Tea Room

- 32 Protos Pizza
- 33 Sushi Sasa
- 34 My Brother's Bar

- 35 Just BE Kitchen
- 36 REI/Starbucks
- 37 Fjall Raven

- 38 Royal Robin
- 39 Athleta
- 40 Dave's Hot Chicken



WHY DENVER

Denver is Colorado's capital and central hub for business, arts and outdoor recreation, all at a mile high. Thriving arts and culture, award-winning restaurants, a highly-rated education system and outstanding lifestyle amenities, all connected to the fifth busiest airport in the country, make Denver a global destination for companies and residents alike. Companies choose Denver to tap into an invigorated and highly educated workforce, and grow in a business-friendly government environment.

Denver Ranked

#2

best place to live
in the USA

- U.S. NEWS & WORLD REPORT

Denver Ranked

#4

best place for business
and careers

- FORBES

Denver Added

173,600

jobs in the last 5 years

Denver Ranked

#2

biggest millennial
boomtown in America

- MAGNIFYMONEY

Denver Ranked

#8

city with highest concentration of
residents with 4-year degrees

- CITYLAB

MAJOR TENANTS NEW TO DENVER

Checkr

amazon



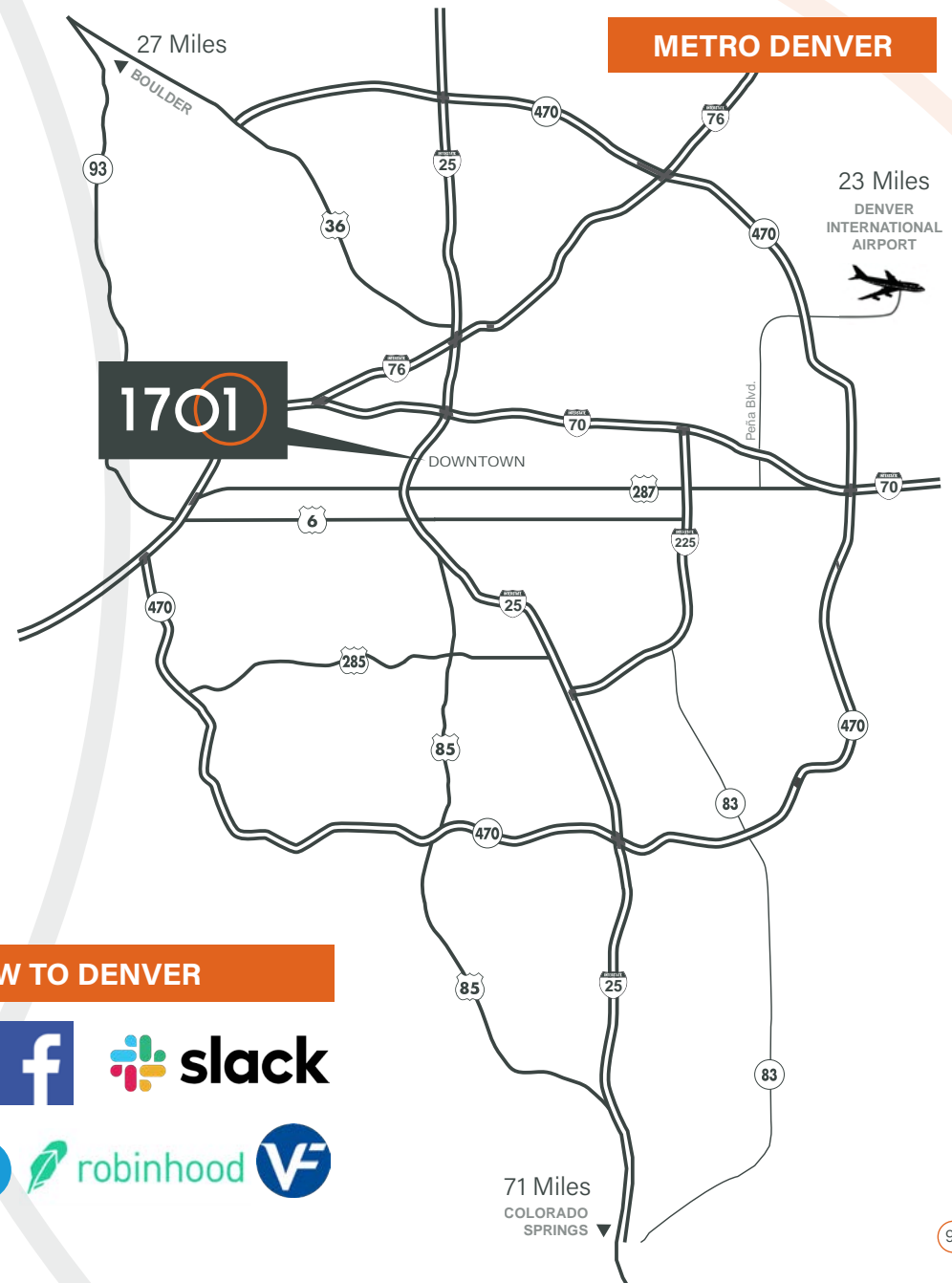
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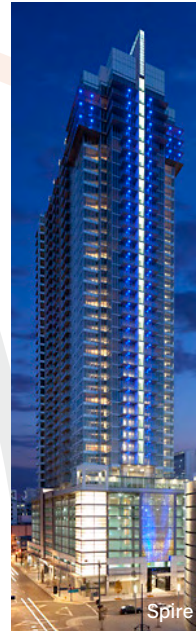
PROVEN DEVELOPER

The Nichols Partnership is a proven leader in high quality urban real estate development in Colorado. We are driven to responsibly enhance the communities in which we work by incorporating innovative design and quality materials in order to deliver projects that stand the test of time. Over the last two decades of developing on the Colorado Front Range, we have attained a fluency across a full spectrum of real estate types, earned a reputation for quality and responsible development and established the ability to work with a wide spectrum of partners and local governments.

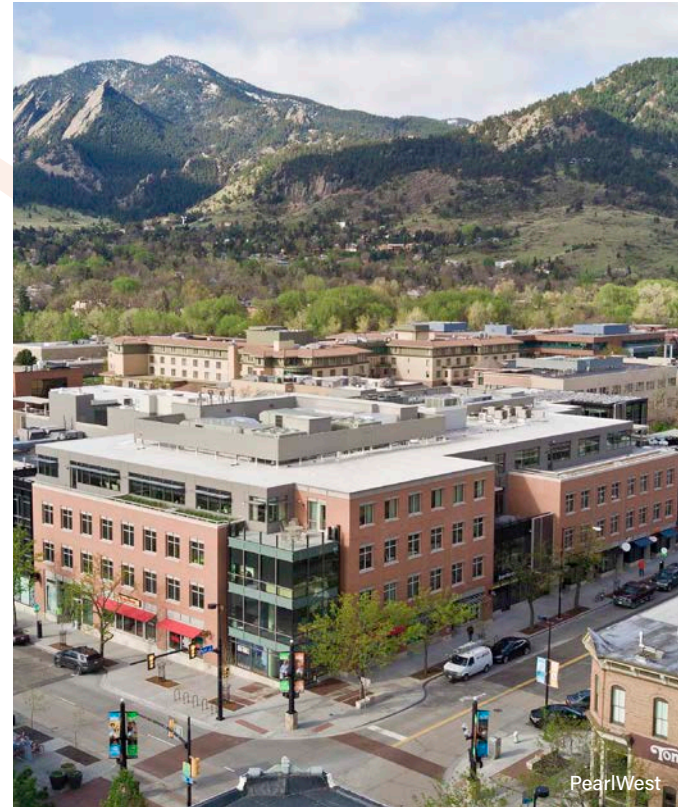
NICHOLS PARTNERSHIP



Rocky Mountain Bank Note



Spire



PearlWest



17th & Larimer



Janus Capital Group World Headquarters



Turntable Studios



The Nichols Building

1701 PLATTE

DENVER, COLORADO 80202

1701platte.com



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NEWMARK



NICHOLS PARTNERSHIP

