



GRANITE TOWER

a **KBS** property

LOBBY REMODEL

WITH TWO-STORIES OF GLASS AT THE ENTRANCE, THE LOBBY WILL HAVE A BRIGHT AND INVITING AMBIANCE.



FOSTER A HEALTHY LIFESTYLE

- BRAND NEW GYM
- NEW LOCKER ROOMS EQUIPPED WITH SHOWERS AND TOWEL SERVICE
- GROUP WORKOUT CLASSES INCLUDING YOGA, SPIN, AND BOOT CAMP
- COMPLIMENTARY BICYCLE STORAGE AND TUNING STATION



A SENSE OF COMMUNITY

THE LOUNGE IS AN IDEAL LOCATION FOR COMPANY MEETINGS, LUNCH-AND-LEARNS, A CHANGE OF SCENERY THROUGHOUT THE DAY, SMALL GROUP MEETINGS, OR JUST A PLACE TO HANG OUT AND RECONNECT.



CHANGE YOUR SCENERY. STAY REFRESHED.

- OUTDOOR WORKSPACE
- FLEXIBLE CONFERRING FACILITY
- AVAILABLE FOR PRIVATE PARTIES
- WIFI



AN EXPERIENCE DESIGNED TO DELIVER A MODERN, RELEVANT APPROACH TO WORK—AND LIFE.



ENERGY PERFORMANCE SCORECARD

ENERGY STAR SCORE

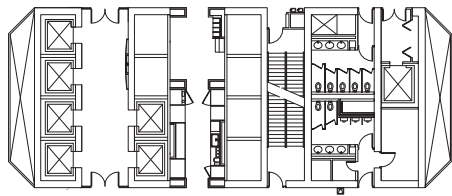
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THIS BUILDING USED 4% LESS ENERGY THAN LAST YEAR





TYPICAL FLOORS ARE 21,000 SF



LARGE BLOCKS. LARGE OPPORTUNITIES.

- SPEC SUITES AND FULL FLOORS AVAILABLE
- COLLABORATIVE WORKSPACE
- EXCEPTIONAL VIEWS
- BUILDING SIGNAGE AVAILABLE

BUILDING FEATURES

BUILDING SIZE 591,070 RSF

STORIES 31

YOC 1983

PARKING 1/1,000

CLASS A Office

A LANDMARK, AWARD-WINNING TOWER LOCATED IN THE HEART OF DOWNTOWN DENVER AT THE GATEWAY TO LODO.

FOR MORE INFORMATION, PLEASE CONTACT:

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