

# DENVER ENERGY CENTER

1625 & 1675 BROADWAY



## BUSINESS HAS CHANGED. SO HAVE WE.

Denver Energy Center, located at 1625 and 1675 Broadway, is situated squarely at the heart of downtown Denver's lifeline. Both buildings have undergone new and exciting changes for tenants seeking traditional or open collaborative spaces. New lobbies, an updated plaza, new fitness center and conference facility are complete.

### BUILDING DETAILS

	TOWER I 1675 BROADWAY	TOWER II 1625 BROADWAY
Number of Floors	28	29
Building Size	382,970 SF	394,363 SF
Typical Floor Size	14,004 SF	13,941 SF
Year Built	1979	1980
Subterranean Parking	111 executive parking spaces	
Additional Parking	Additional spaces available for lease at 15th & Tremont and at The Sheraton Hotel	
Architect / Developer	Skidmore, Owens & Merrill / Oxford Anschutz Development Group	

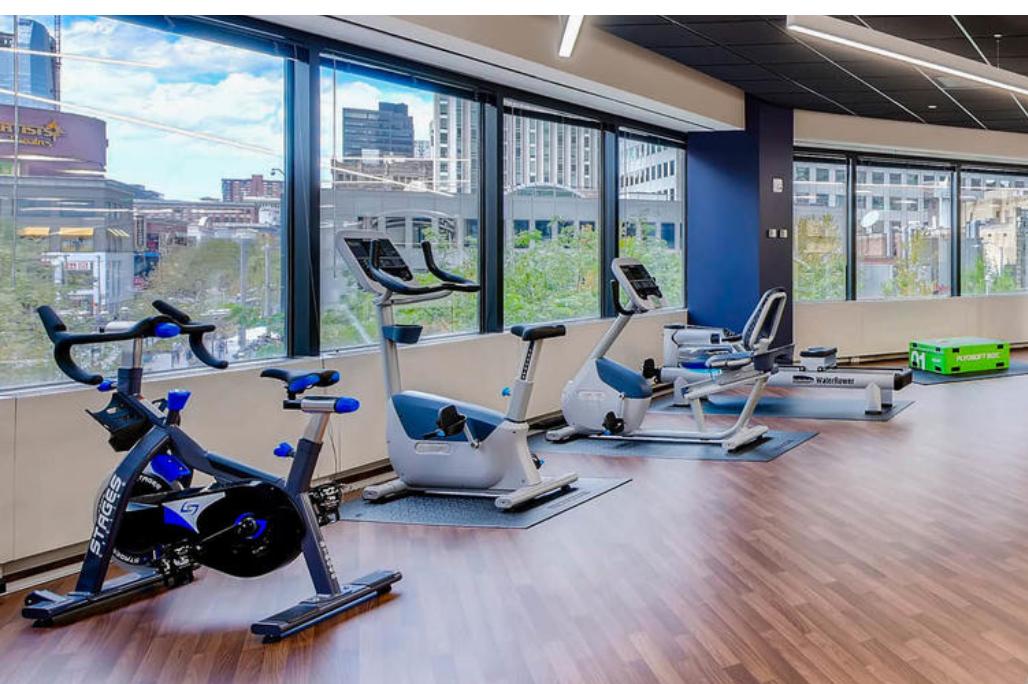


### PROPERTY FEATURES

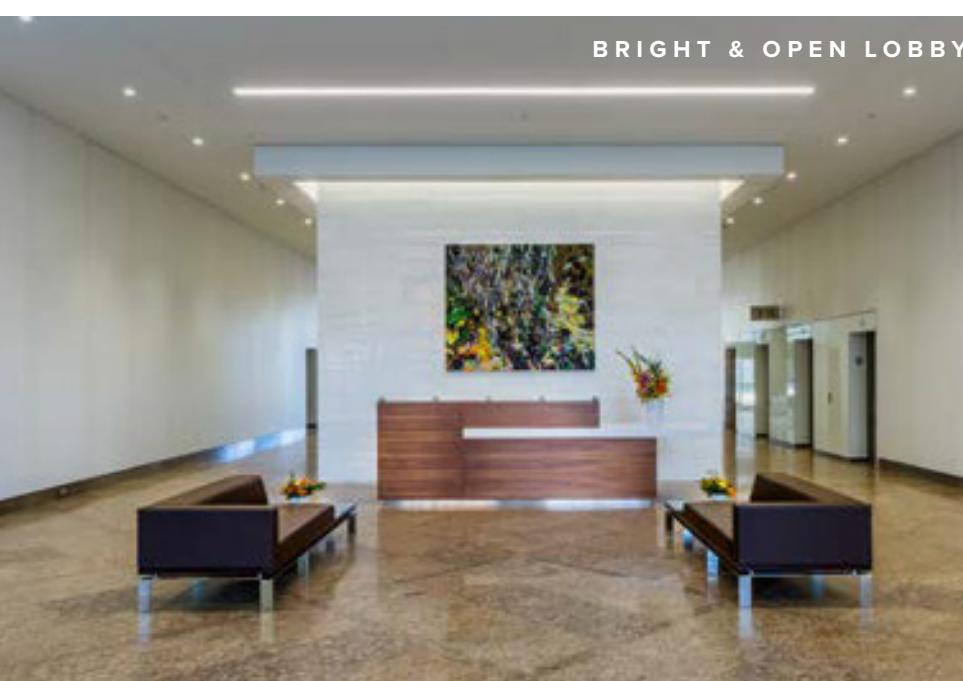
<b>Lobby</b>	Elegant, bright, open marble lobbies welcome tenants and guests.
<b>Views</b>	Buildings feature incredible views of uptown, downtown and the Rocky Mountains.
<b>Exterior</b>	The two buildings have spectacular curtain walls of reflective gray vision spandrel panes set in a black anodized aluminum frame, high-quality interior finishes and a beautifully landscaped plaza.
<b>Security</b>	Security personnel patrol both buildings 24 hours a day, 365 days a year. The property is secured by high-end close circuit television cameras in lobbies, concourse levels, service corridors, freight elevators and other critical building common areas. Building entrance doors are equipped with electronic locks and a security key card access system for after hours access.
<b>Parking</b>	Two levels of secure subterranean parking feature 111 executive parking spaces. Additional spaces are available one block from the property at the 15th & Tremont parking garage via parking easement, and across the street at The Sheraton Hotel. Monthly parking pass holders may access either garage 24 hours a day with security cards.
<b>Amenities</b>	We have a new tenant amenity floor featuring a state-of-the-art conference facility and full-service fitness center. The property also features on-site management, engineer staff and KeyBank. The property is located near 19 hotels, totaling nearly 7,000 rooms and 203 conference/meeting rooms within a twelve block radius. There is easy access to abundant retail and restaurant amenities via the free 16th Street mall shuttle which connects uptown to lower downtown. Urban living, arts and entertainment are all within blocks.



SLEEK & CONTEMPORARY ENTRY



MODERN FITNESS CENTER



BRIGHT & OPEN LOBBY

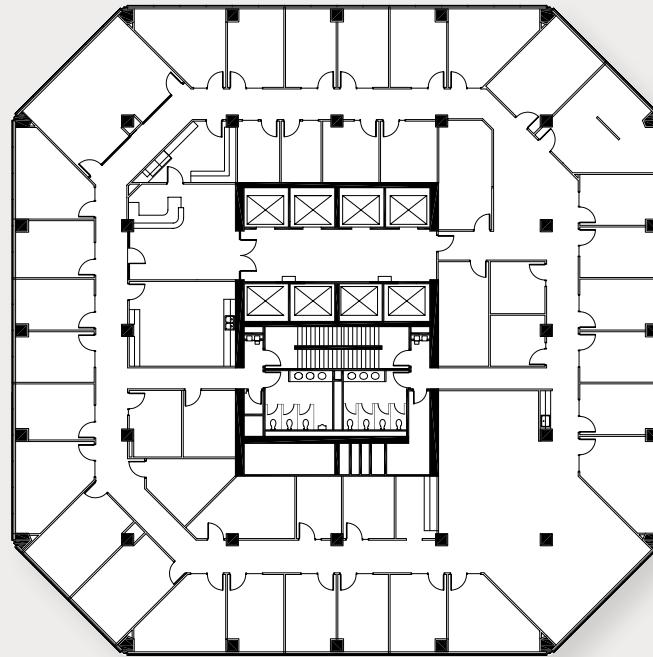
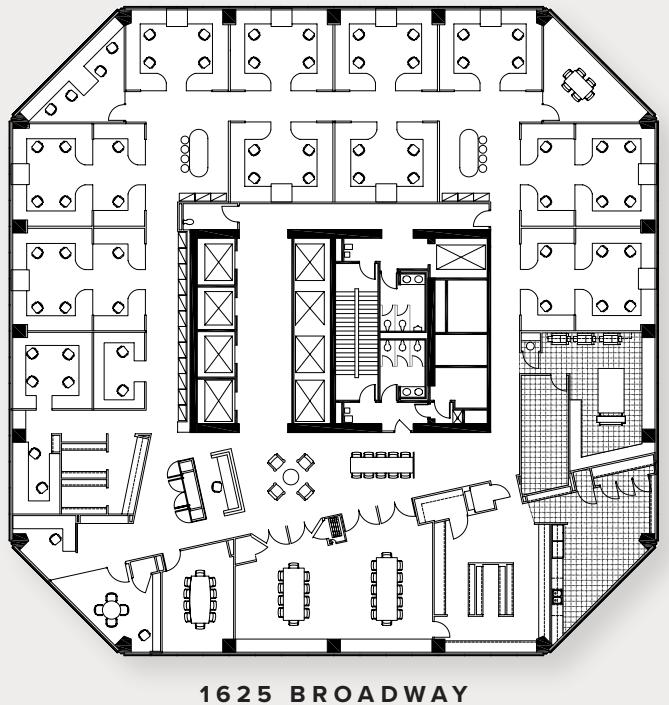
## BRAND NEW UPGRADES

-  Open lobby with first-class finishes
-  Enhanced natural light in common spaces
-  24-hour security
-  State-of-the-art fitness center & conference facility
-  Outdoor plaza



OUTDOOR PLAZA

## TYPICAL FLOOR PLATES



## ACCESSIBILITY FROM ALL ANGLES





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### LEASING INFORMATION

#### Andy Ross

+1 303 260 6504

[andy.ross@jll.com](mailto:andy.ross@jll.com)

#### John Beason

+1 303 217 7949

[john.beason@jll.com](mailto:john.beason@jll.com)

#### Michael Crane

+1 303 260 6533

[michael.crane@jll.com](mailto:michael.crane@jll.com)

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