

FOR SUBLICENSE | DENVER, COLORADO

1881

SIXTEENTH STREET

&

1615

WYNKOOP STREET



RARE HEADQUARTERS OPPORTUNITY AT UNION STATION

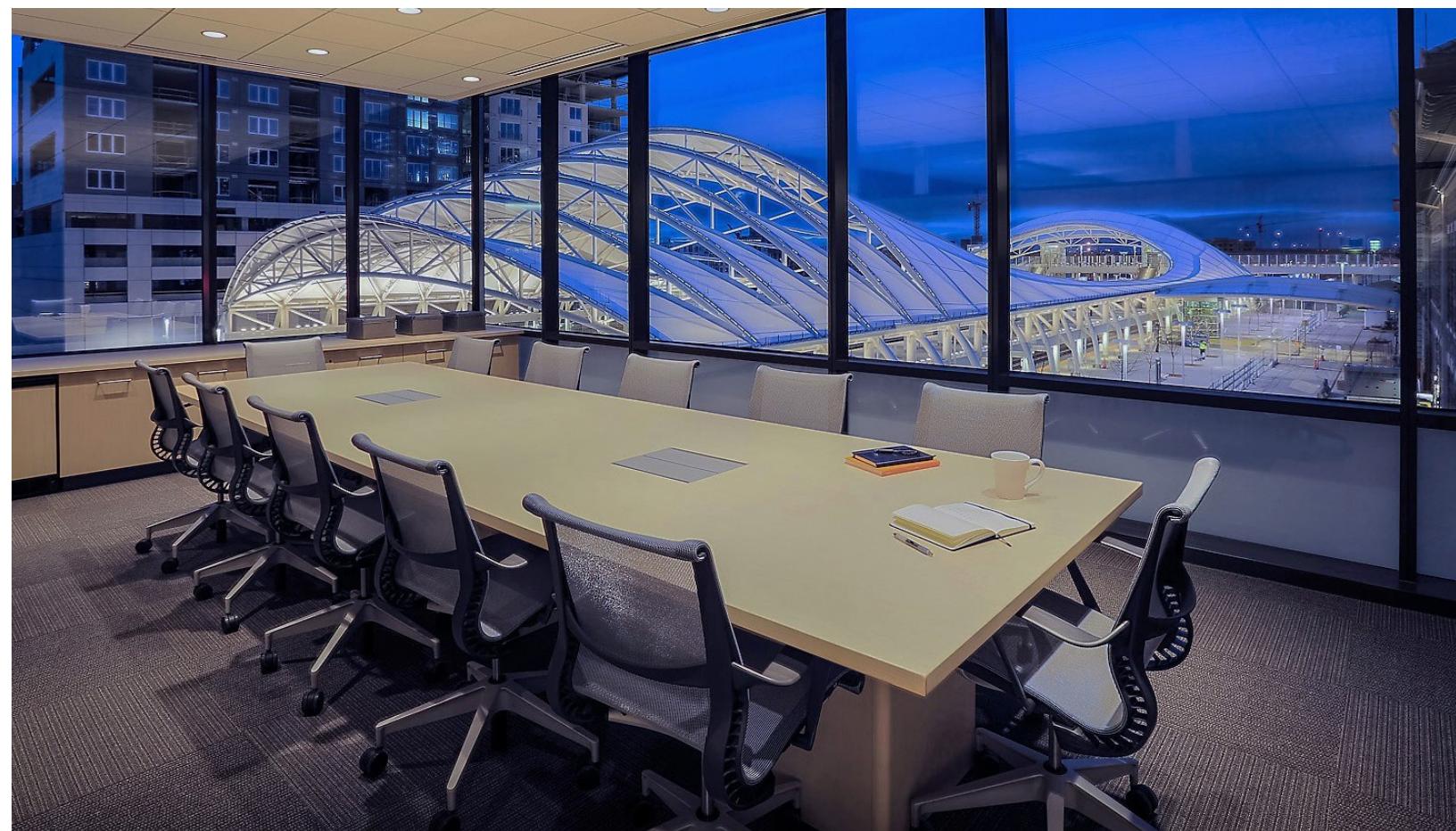
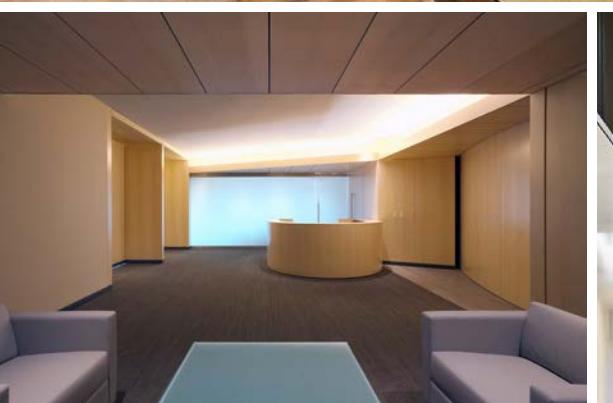
# OPPORTUNITY THAT'S ANYTHING BUT ORDINARY

## HIGHLIGHTS & FEATURES



**131,817 RSF  
TOTAL**  
**CLASS AA  
BUILDINGS**

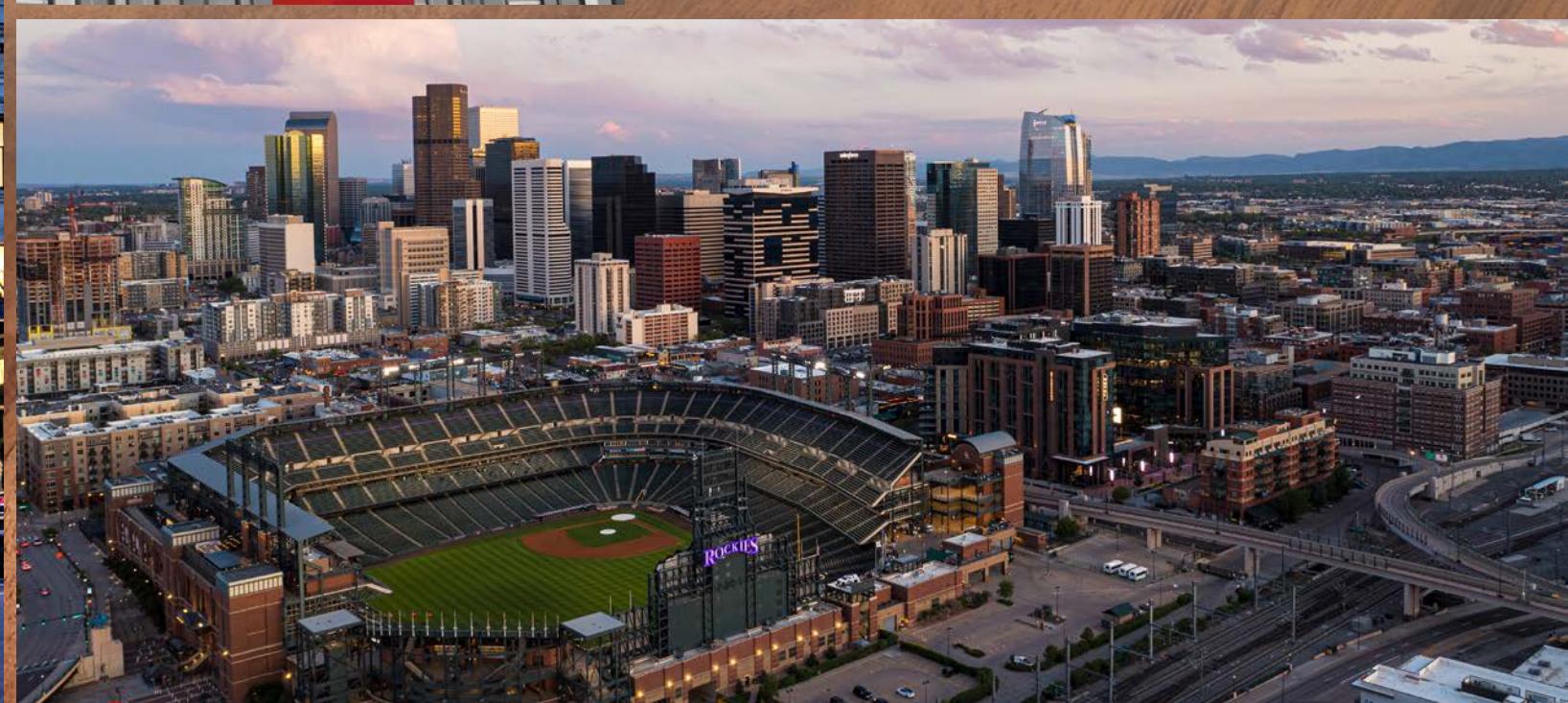
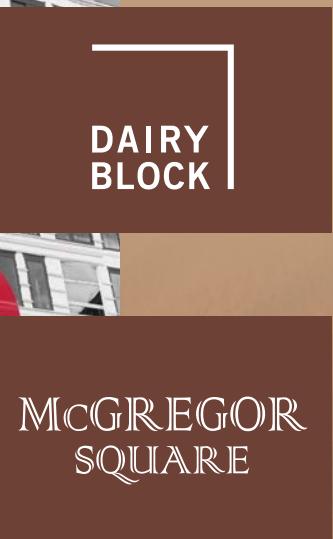
- Flexible sublease terms and furniture available upon request
- Secure, underground garage with ±100 visitor parking spaces
- Ground retail - Thirsty Lion Gastropub, Zoe Ma Ma, Sunday Vinyl Wine Bar, Tavernetta and Citizen Rail
- Direct, adjacent access to Union Station commuter rail platform and 16th Street MallRide
- Easy access to Denver International Airport and the entire Denver-metro area via transit, car, ride share, bike or walking
- LEED Silver certified
- A Mark McPherson designed workplace



WHERE

# WORKDAY MEETS NIGHTLIFE

Denver's LoDo (Lower Downtown) neighborhood delivers the perfect blend of nostalgic charm and modern appeal. After undergoing a major revitalization, this historic district now plays host to an eclectic blend of nearby restaurants, clubs, galleries, shops, hospitality businesses, and some of the finest late nineteenth and early twentieth-century commercial buildings in the American West, offering residents and professionals a flurry of unique experiences to explore.



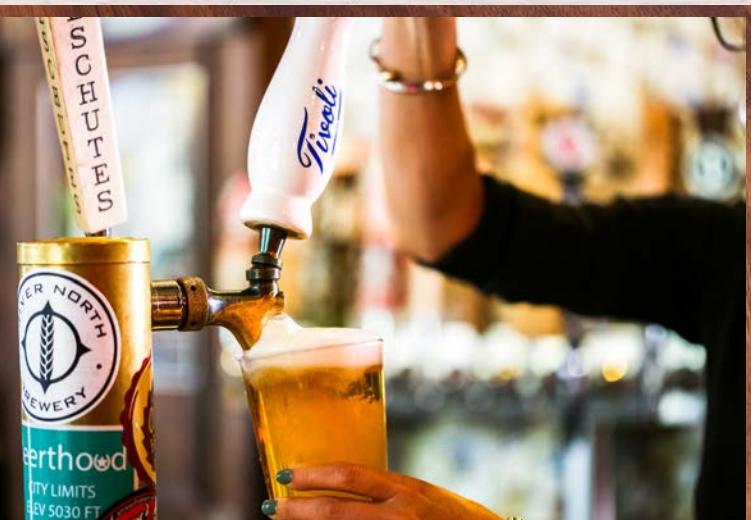
**10,860**  
RESIDENTIAL UNITS WITHIN 1/5 MILE

From coffee, cocktails and beyond, Union Station offers a unique blend of dining and retail concepts, and an incredible water fountain plaza just steps away.

A stomping ground for tastemakers and fun seekers, Dairy Block offers a vibrant micro-district with shops, restaurants, bars, coworking spaces, and a hotel.

Spanning an entire block, this mixed-use district includes restaurants, bars, retail outlets, the Rally Hotel, and an expansive food-hall, all circling a 17,000 SF outdoor plaza where fans can watch Rockies games, hangout and attend additional events.

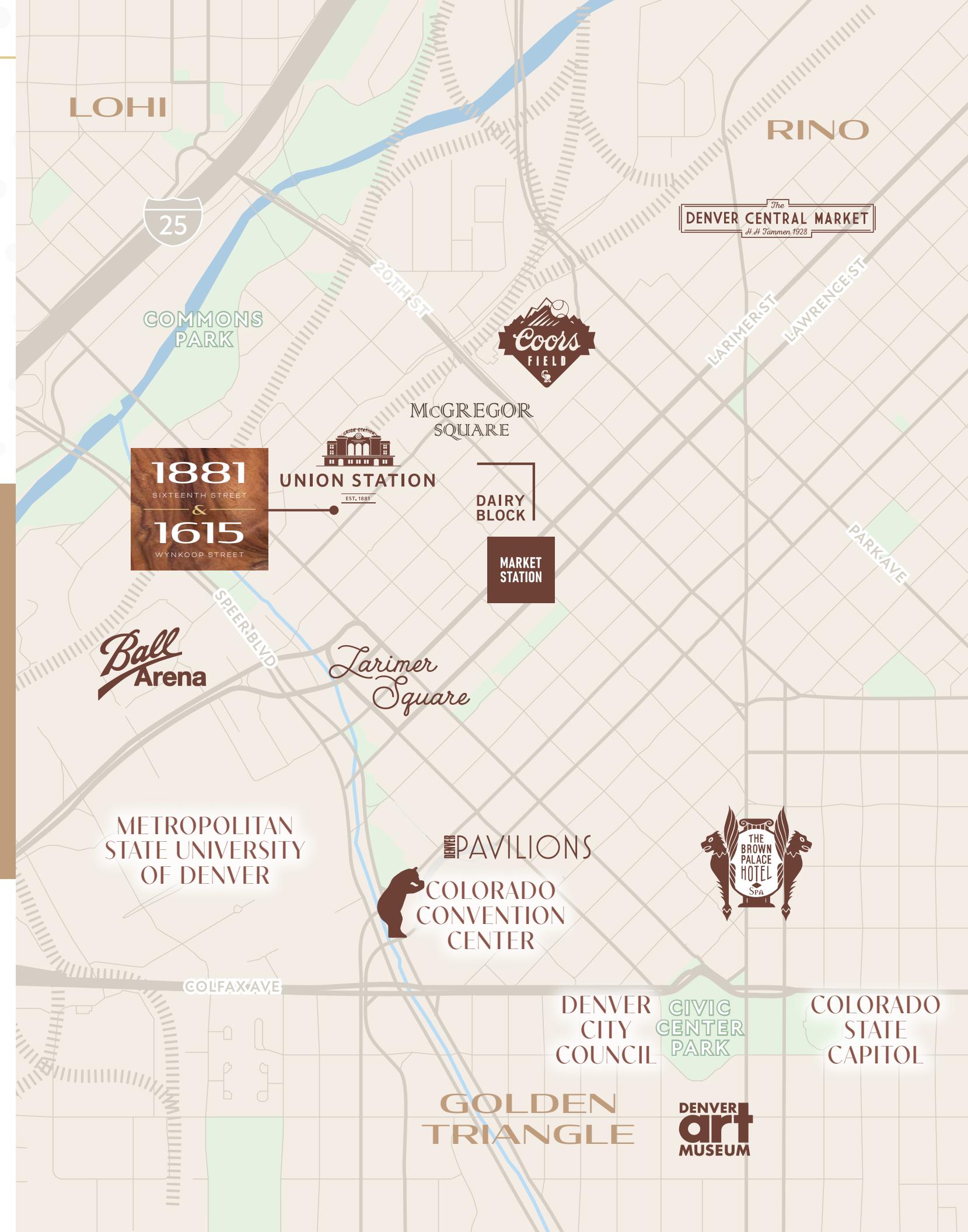
REIMAGINE YOUR  
**ROUTINE**



THE MOST  
**ACCESSIBLE**  
OFFICE IN **DENVER**

Sitting adjacent to Denver's Union Station, 1881 Sixteenth Street and 1615 Wynkoop offer arguably the most accessible workplaces in the city. Whether flying in clients from out of state, riding the commuter train from Boulder, or biking over from Uptown, both buildings are positioned to provide seamless connectivity to all corners of the Denver-metro region.

91 WALK SCORE  90 BIKE SCORE  97 TRANSIT SCORE 



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TODD WHEELER

Vice Chairman

+1 303 813 6441

[todd.wheeler@cushwake.com](mailto:todd.wheeler@cushwake.com)

MICHAEL COPPOLA

Senior Associate

+1 303 312 4212

[michael.coppola@cushwake.com](mailto:michael.coppola@cushwake.com)



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