

FOR SUBLEASE | DENVER, COLORADO

1881

SIXTEENTH STREET

— & —

1615

WYNKOOP STREET



CUSHMAN &  
WAKEFIELD

RARE HEADQUARTERS OPPORTUNITY AT UNION STATION



# OPPORTUNITY THAT'S ANYTHING BUT ORDINARY

## HIGHLIGHTS & FEATURES

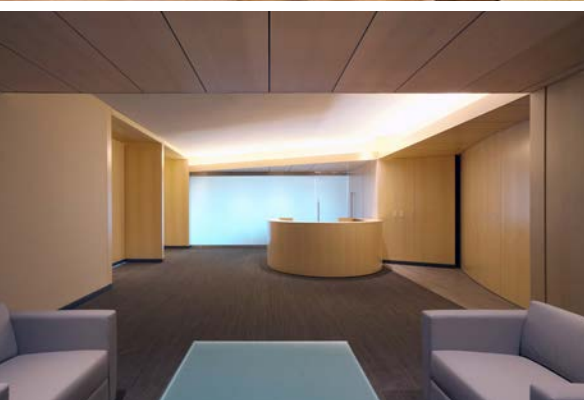
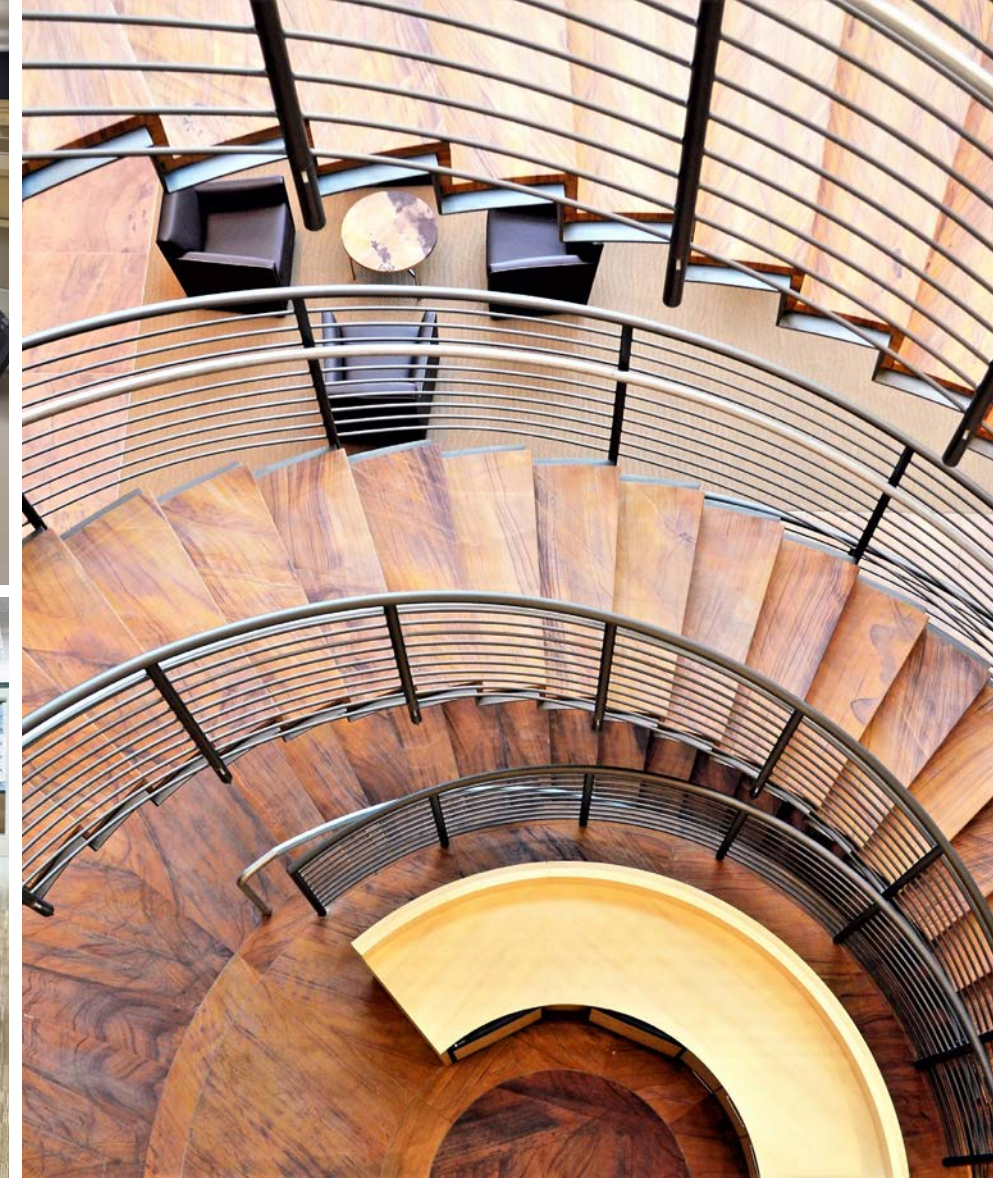


131,817 RSF  
TOTAL

CLASS AA  
BUILDINGS

- Flexible sublease terms and furniture available upon request
- Secure, underground garage with  $\pm 100$  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.

DAIRY  
BLOCK

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

MCGREGOR  
SQUARE

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



1881  
SIXTEENTH STREET  
&  
1615  
WYNKOOP STREET

7:45  
AM

HOP ON THE LIGHT RAIL  
TO UNION STATION FOR A  
STRESS-FREE RIDE INTO  
THE OFFICE.

8:15  
AM

GRAB A CUP OF JOE AT  
PIGTRAIN COFFEE CO.

12:00  
PM

GRAB LUNCH AT YOUR  
FAVORITE SPOT AND  
ENJOY A REFRESHING  
AFTERNOON WALK  
AROUND COMMONS PARK.

5:00  
PM

CLOSE UP SHOP AND  
HEAD TO TERMINAL BAR  
FOR HAPPY HOUR!

6:30  
PM

MEET FRIENDS FOR  
A ROCKIES GAME AT  
MCGREGOR SQUARE.





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





# 1881

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&

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WYNKOOP STREET

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UNION STATION  
TRAVEL TRAIN

UNION STATION



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