



1800 **LARIMER**

DENVER, CO



DOUBLE-HEIGHT DESTINATION LOBBY TO GREET VISITORS, LOUNGE, AND WORK



17,000 SF OUTDOOR TERRACE TO RELAX, GATHER AND SOCIALIZE

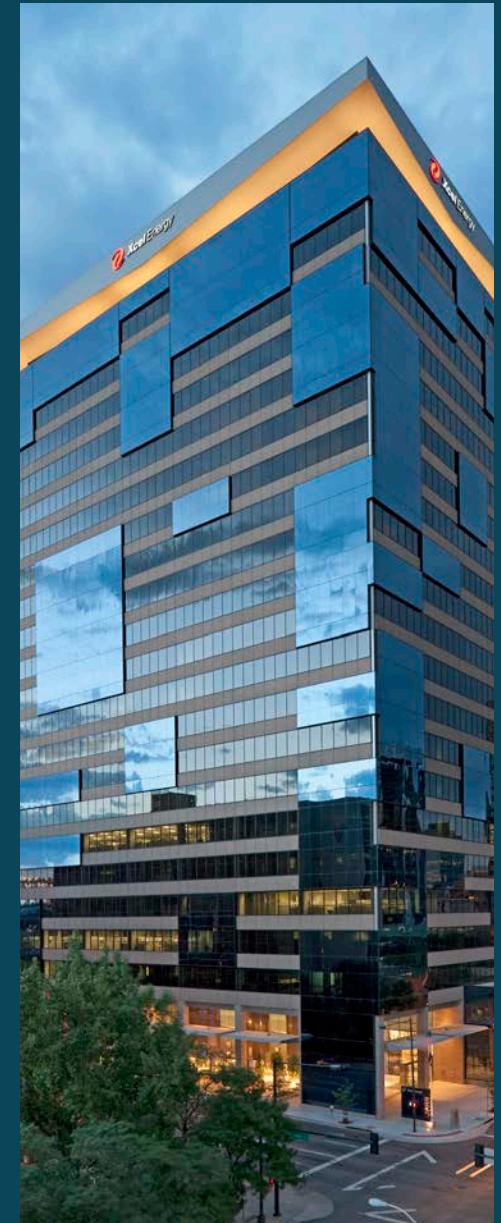
Work well. In a tower that represents the future.

In the heart of Denver's downtown commercial district is a 22-story tower that stands for transformation. With best-in-class building systems and sustainable design features providing a healthier business environment, it's more than an office building. It's pulling a new generation of innovators back to work because this is where they want to be. Problem-solving together. Collaborating with purpose.

This is 1800 Larimer. Welcome to a new way to work.

Key Building Features

- LEED Platinum Certification with electric vehicle charging stations
- Floor-To-Ceiling glass line with 9'6" dropped ceiling height
- New amenity center including a 17,000 SF terrace
- 5 stories of secure on-site parking with abundant visitor parking
- Bike garage
- Newly renovated, expansive two-story lobby
- Underfloor Air Distribution system providing personalized air control and a clean open ceiling look
- Virtually column-free, 26,000+ SF, efficient rectangular floorplates



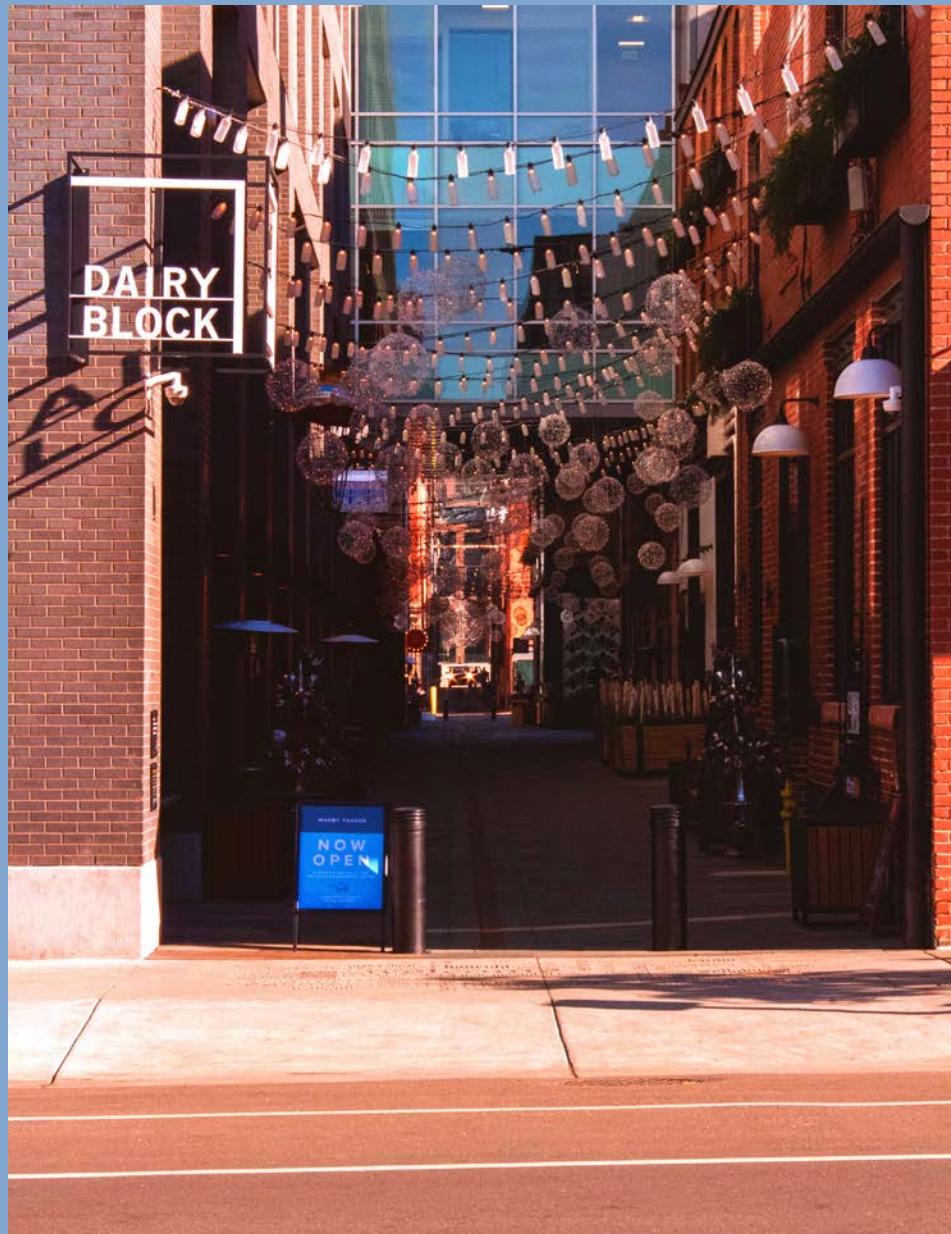
Re-engaged. Re-connected. Re-working how we work.

We renovated, repositioned, and reinvented; from the lobby, to the work and wellness spaces, to the terrace, the building itself is a new interpretation of business on every level. Plentiful natural light. Clean, rejuvenating air. Room to move. Inspiring views of the mountains while overlooking historic LoDo and Union Station.

Coming to work never felt so good.

- A reinvented two-story lobby greets visitors with abundant natural light, greenery, and lounge and work areas.
- Conveniences include 24-hour concierge and security, on-site property management.
- The work/wellness spaces feature an amenity center with a boardroom, training room, tenant lounge, fitness center, locker rooms, and a 17,000 SF outdoor terrace.
- Cafe offering coffee, breakfast and lunch.







ENJOY THE CONVENIENCE OF A STATE-OF-THE-ART, INDOOR/OUTDOOR FITNESS CENTER



Well-being inspired by mountain air.

Get things done or just get team members together. Open and inviting, our 17,000 SF outdoor terrace and 3,000 SF indoor/outdoor fitness center and locker room bring it all into one hot spot of inspiration.

Amenity Suite – Wellness & Entertainment

- 17,000 SF outdoor terrace with abundant greenery and relaxation areas
- Open air optional fitness center and locker rooms
- Fire pits
- Open lawn for outdoor fitness classes, yoga and lounging
- Coffee/cocktail bar
- Outdoor game area

Go beyond work with Shift

Shift is a tenant amenity program for members of the 1800 Larimer community. Encompassing a range of classes, events, and perks available on-site and online, Shift offers a distinctive benefit that contributes to an engaging workplace and appealing corporate culture.

Shift



BOARDROOM

Host hotel-style conferences with refinement and hospitality. Built with speedy, tech-enabled amenities and designed with disarming contrast and comfort, the boardroom is dressed to impress.



TRAINING ROOM

An indoor/outdoor connection increases concentration and focus. Natural light, flexible seating arrangements and other thoughtful details create an invigorating training environment.



TENANT LOUNGE

The breakout space is adaptable for a multitude of uses. It's great for catering conferences or events, or just for smaller, collaborative meetings. Composed of warm woods and contrasting metals, the stage is set for a quick lunch or regroup.

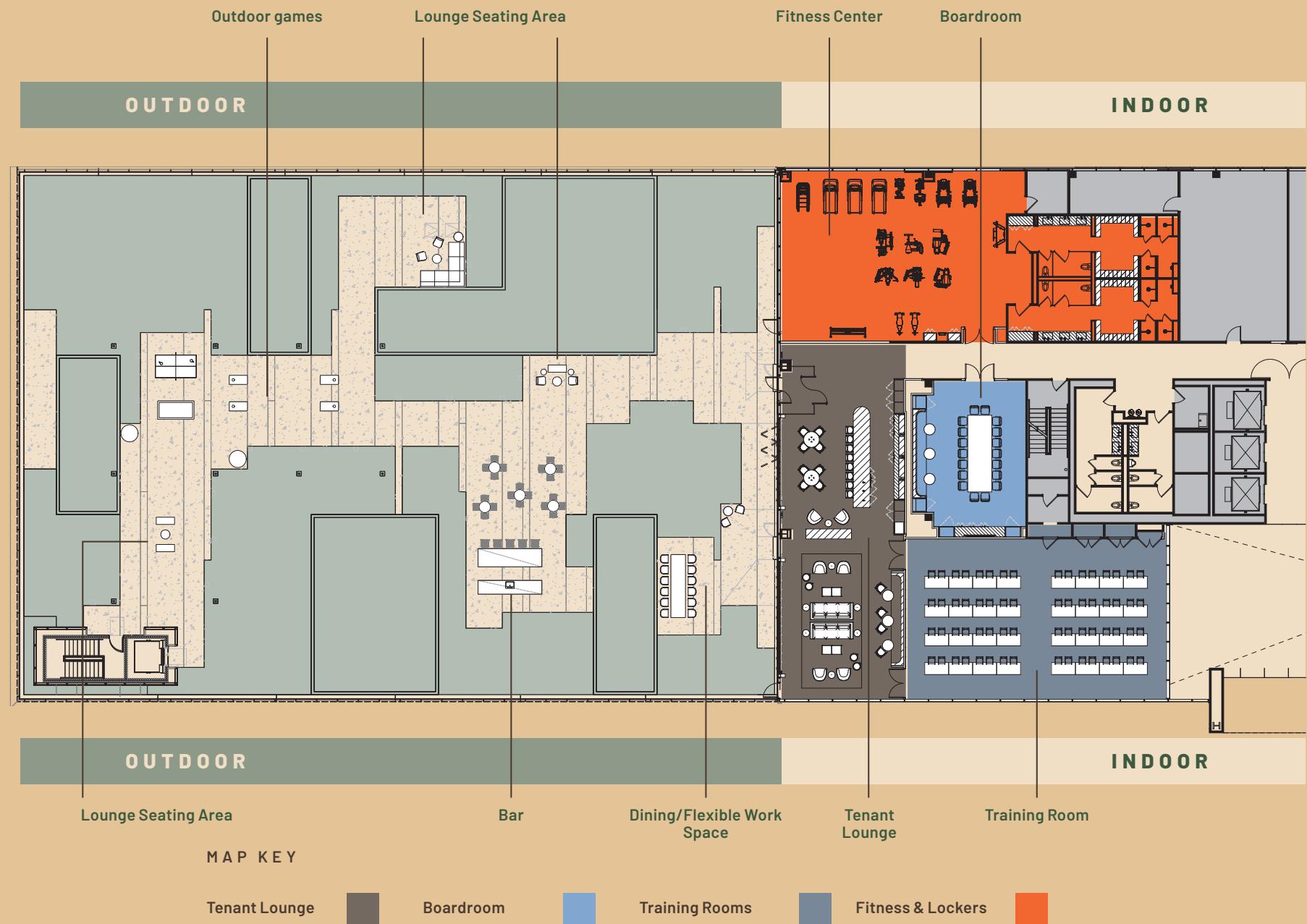
- 24 person boardroom
- Integrated tech throughout
- Access to private phone areas
- Connection to outdoors with integrated seating
- Acoustic panels for security and privacy
- Divisible 100 person training room
- Indoor/outdoor experience
- Stackable seating for flexibility
- Blackout capabilities for presentations
- Sweetgreen Outpost
- Sleek appliances
- Sophisticated and modern design
- State-of-the-art audio and visual technology



BOARDROOM BUILT WITH FAST, TECH-ENABLED AMENITIES



TRAINING ROOM FEATURING AN INDOOR/OUTDOOR EXPERIENCE



Work and play. Our location has it all.

Denver is a growing hub of commerce, activity and creativity.

City life is packed full of music, theatre, recreation, entertainment, professional sports, and a thriving dining scene headed by award-winning chefs. While being surrounded by like-minded enterprises is one of the key benefits, convenient access to everything is also a big plus.



#1 city for startups
(Embroker, 2022)



#4 best city in the United States for business and careers
(Forbes, 2019)



#4 in GDP growth among U.S. states
(Forbes, 2021)



#8 healthiest city; Colorado is #7 healthiest state
(USA Today, 2022; US News, 2021)



Top 10 among U.S. job markets
(Wall Street Journal, 2022)



Top 10 best cities for tech jobs
(zdnet, 2022)

Minutes from dining, entertainment, retail, theater & hotels.

Union Station	Larimer Square
Ball Arena	Dairy Block
Mile High Stadium	Denver Center for the Performing Arts
McGregor Square	Coors Field



Transportation for the speed of business.

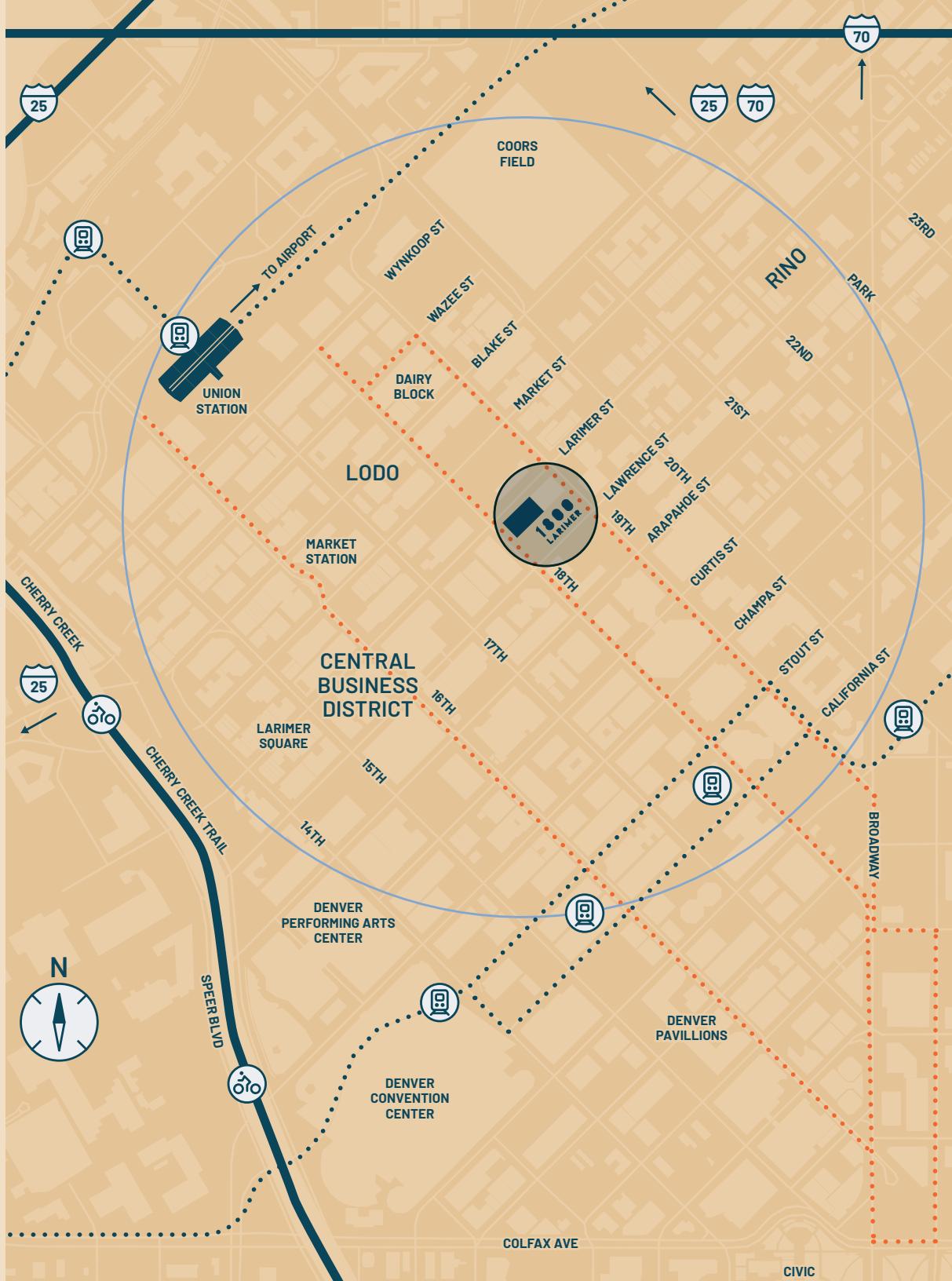


Whether you're commuting from outside of downtown, coming in from out of state or you just travel a lot, you'll appreciate the close proximity 1800 Larimer has to highways and transportation options.

Choose the RTD rail system or hop in a private car to the airport—about a 25 minute drive. There are plenty of residential neighborhoods bordering downtown too. No matter what, getting to and from the office is never a problem.

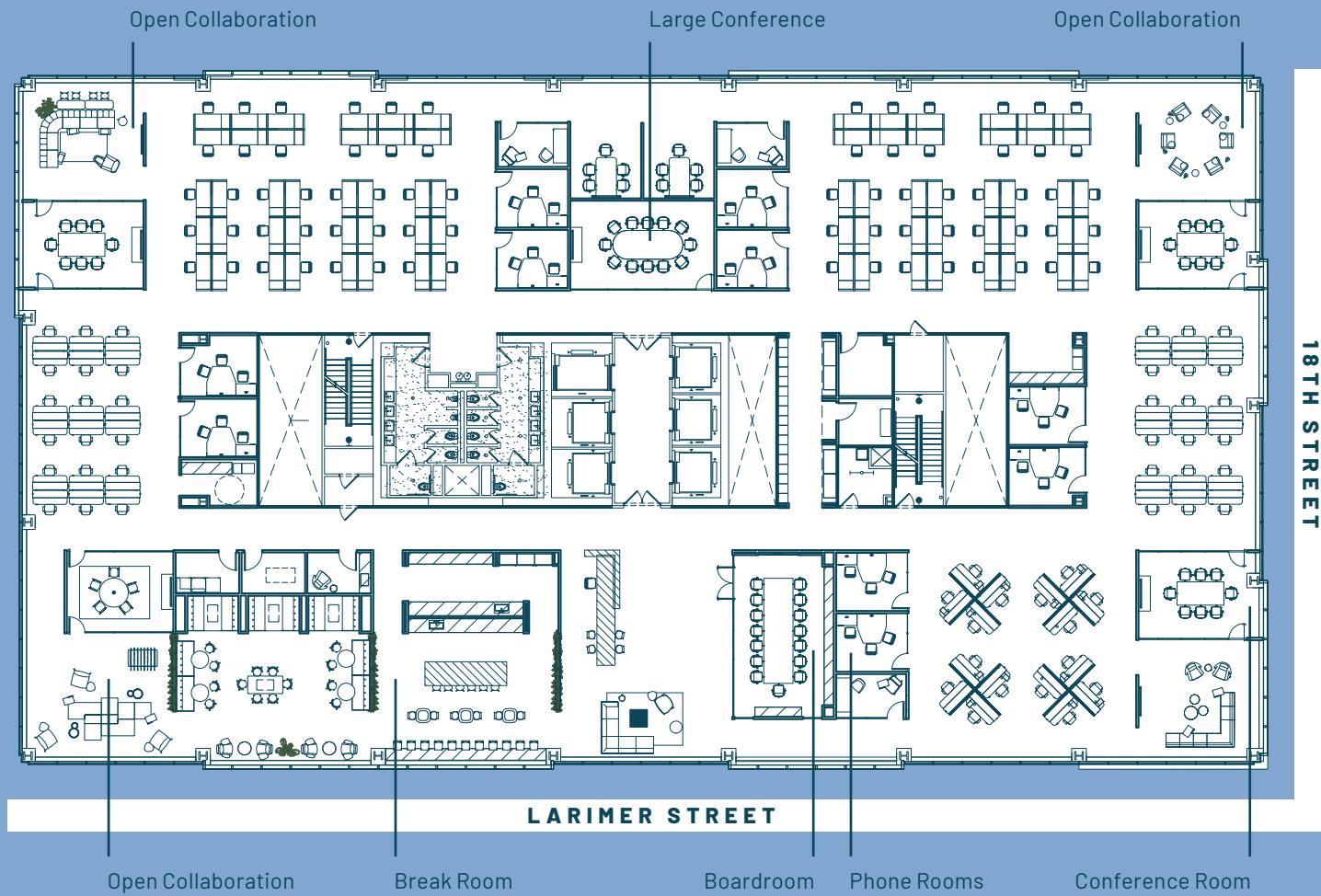
MAP KEY

Light Rail	•••	Highway Access	
Free Transit	•••	Bike/Ped. Trail	
Half Mile Radius	—	Light Rail Station	



22 floors of efficiency.

- Flexible floor plates
- Multiple conference rooms, work stations and collaboration spaces
- Meditation and wellness rooms



26,300 RSF

Density: 200 RSF/Person

Boardrooms: 1

Conference Rooms: 5

Phone Rooms: 3

Offices: 10

Workstations: 124

Break Room: 1

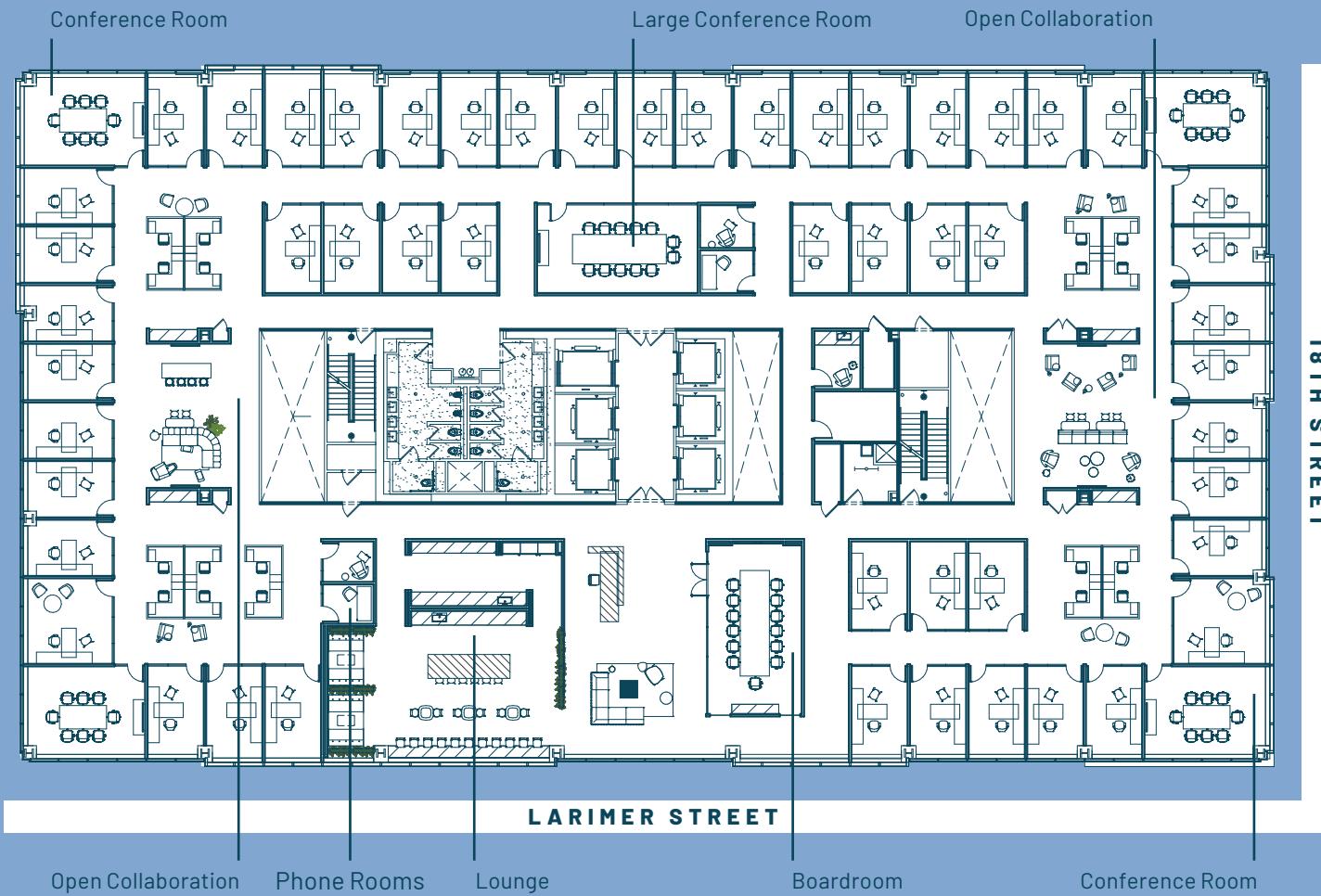
Open Collaboration: 6

Quiet Room: 1

Meditation Room: 1

Wellness Room: 1

PROFESSIONAL SERVICES FLOOR PLAN



26,167 RSF

Density: 374 RSF/Person

Boardrooms: 1

Conference Rooms: 5

Offices: 52

Workstations: 20

Beverage Bar: 1

Working Lounge: 1

Phone Rooms: 5

Open Collaboration Areas: 6

Beacon Capital Partners: Spaces that inspire your best work.

Beacon Capital Partners is a tenant-focused private real estate investment firm with a 75-year legacy of successful real estate development, ownership, and management. Beacon invests in high-quality office properties with innovative design, state-of-the-art connectivity, modern amenities, and award-winning sustainability and risk management initiatives. From Fortune 100 firms to the leading innovative and growth companies, our tenants are proud to call our distinctive workplaces home.

Learn more at www.beaconcapital.com

BEACON



STEEL HOUSE



THE ATRIUM CAMPUS

1800 LARIMER

For leasing information, contact:

NEWMARK

Jeff Castleton

Jeff.Castleton@nmrk.com | 303.260.4391

Jon Tilton

Jon.Tilton@nmrk.com | 303.260.4348

Caroline Nowack

Caroline.Nowack@nmrk.com | 303.260.4320

1800LARIMER.COM

BEACON