

# 18TH STREET ATRIUM

1621 18th Street, LoDo Denver



Up to 128,221 sf headquarter building available

- ♦ Class A HQ
- ♦ 4-Story Atrium Building + Lower Level
- ♦ 202 Structured parking spaces
- ♦ 27,500-RSF Floorplates on Floors 1-4
- ♦ 2019: Renovated Lobby, Common Areas + Restrooms
- ♦ Irreplaceable Office Environment

NEWMARK



Brick + Timber + Travel =  
*IRREPLACEABLE*



*BRICK*

Built in 1919 as one of the last additions to Denver’s historic “Warehouse Row,” 1621 18th Street was originally home to fruit and vegetable wholesaler Bourk, Donaldson and Taylor, whose monogram still adorns the building today.

*TIMBER*

Nothing compares to the natural warmth and quality of real wood – and thanks to our timber beams and posts, nothing comes close in terms of sustainability either.

*TRAVEL*

18th Street Atrium couldn’t be any closer to Union Station, Downtown Denver’s premier “Shop, Dine & Stay” multi-modal transit hub. Denver Union Station presents a distinctive blend of transportation facilities: A-Line to Denver Airport, light rail services, RTD bus, and convenient Amtrak train.





Peace of Mind + Higher Level of Service + Cultural Identity = *HQ*



## SECURITY

At 18th Street Atrium your company shall benefit from robust, customizable security measures that support peace of mind and business continuity.

## SERVICE

Dedicated maintenance and management, with a focus on tenant satisfaction, resulting in better upkeep, quicker response times for repairs, and a higher standard of cleanliness and safety.

## IDENTITY

Allows your company the opportunity to gain naming rights, enhancing visibility and reinforcing corporate identity in LoDo. Influence the layout, design, and facilities to better suit your operational requirements, ensuring improved productivity and employee satisfaction.





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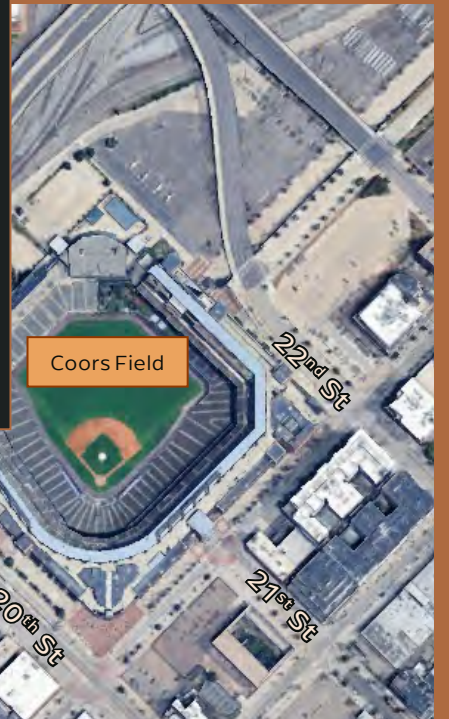


## DAIRY BLOCK

- Amp Artisan Coffee
- Blanchard Family Wines
- BRUTØ
- Deviation Distilling
- For[a]ged Restaurant
- FREE MARKET
- Huckleberry Roasters
- Kachina Cantina
- LoDough Bakery
- Poka Lola Social Club
- Run For The Roses
- Seven Grand Whiskey Bar
- Westbound & Down

## MCGREGGOR SQUARE

- La Loma
- Carmine's Italian
- Milepost Zero Food Hall
  - Anthony's Pizza & Pasta
  - Burgers & Dreams
  - TaCo
  - Tora Sushi + Ramen
- Starbucks
- The Original
- Call Me Pearl
- The Grandstand Cafe
- Tom's Watch Bar



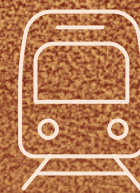
## UNION STATION

- OGO Kitchen
- Olive & Finch Eatery
- Baumé
- Ultraia
- The Cooper Lounge
- Terminal Bar
- Milkbox Ice Creamery
- Press
- Snooze AM Eatery
- Mercantile
- Pigtrain Coffee Co.



93

WALK SCORE



84

TRANSIT SCORE



92.6

BIKE SCORE



18/A

*SEE IT FOR YOURSELF*

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**NEWMARK**

 **STOLTZ**