

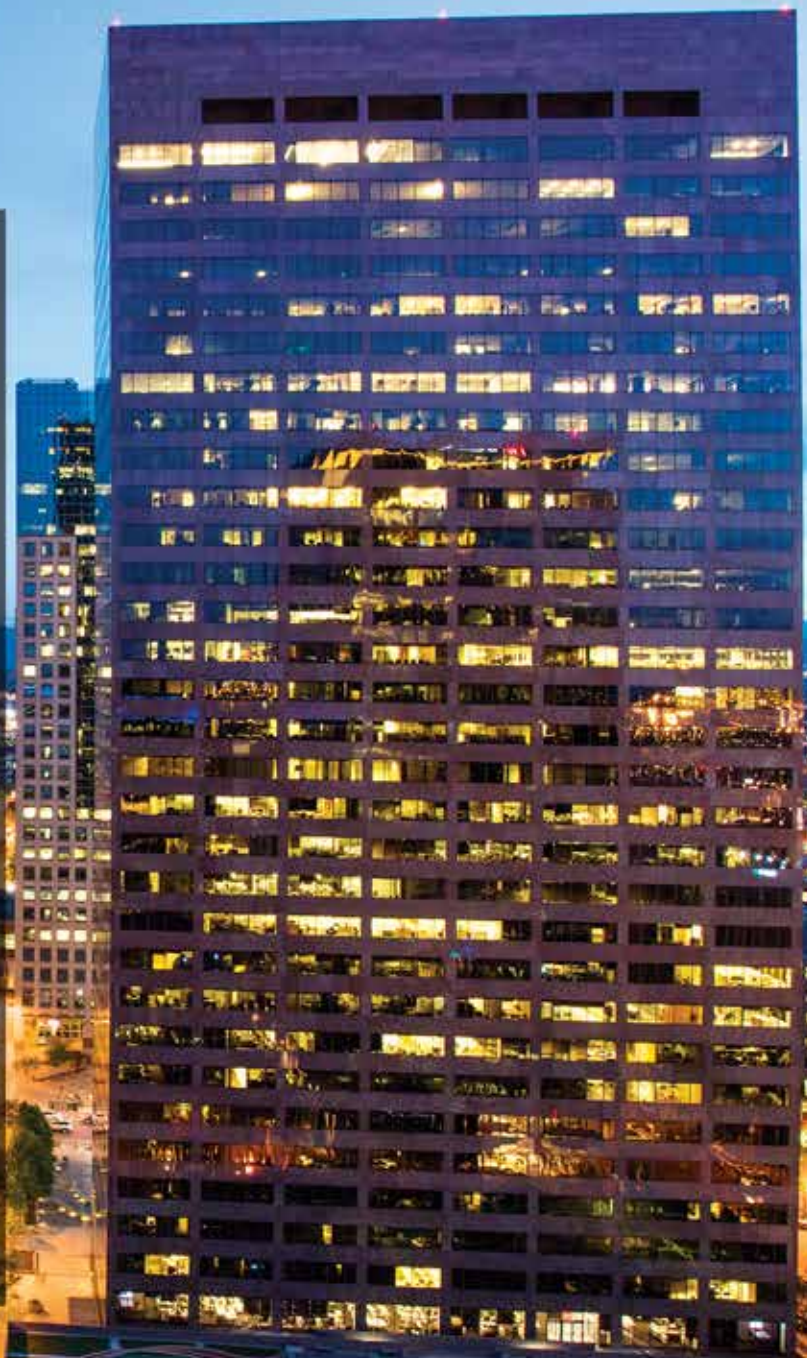
17TH STREET PLAZA

17th Street Plaza – Your gateway to Denver’s historic LoDo district

Situated on the corner of 17th Street and Larimer, 17th Street Plaza is located within blocks of all major sports stadiums and the trendiest restaurants and retailers in Denver.

The building’s architecture provides a timeless design while its operating systems and services are among the most sophisticated available today in the Denver CBD. The Skidmore, Owings & Merrill project features signature, efficient, columnless floorplates and a striking exterior appearance.

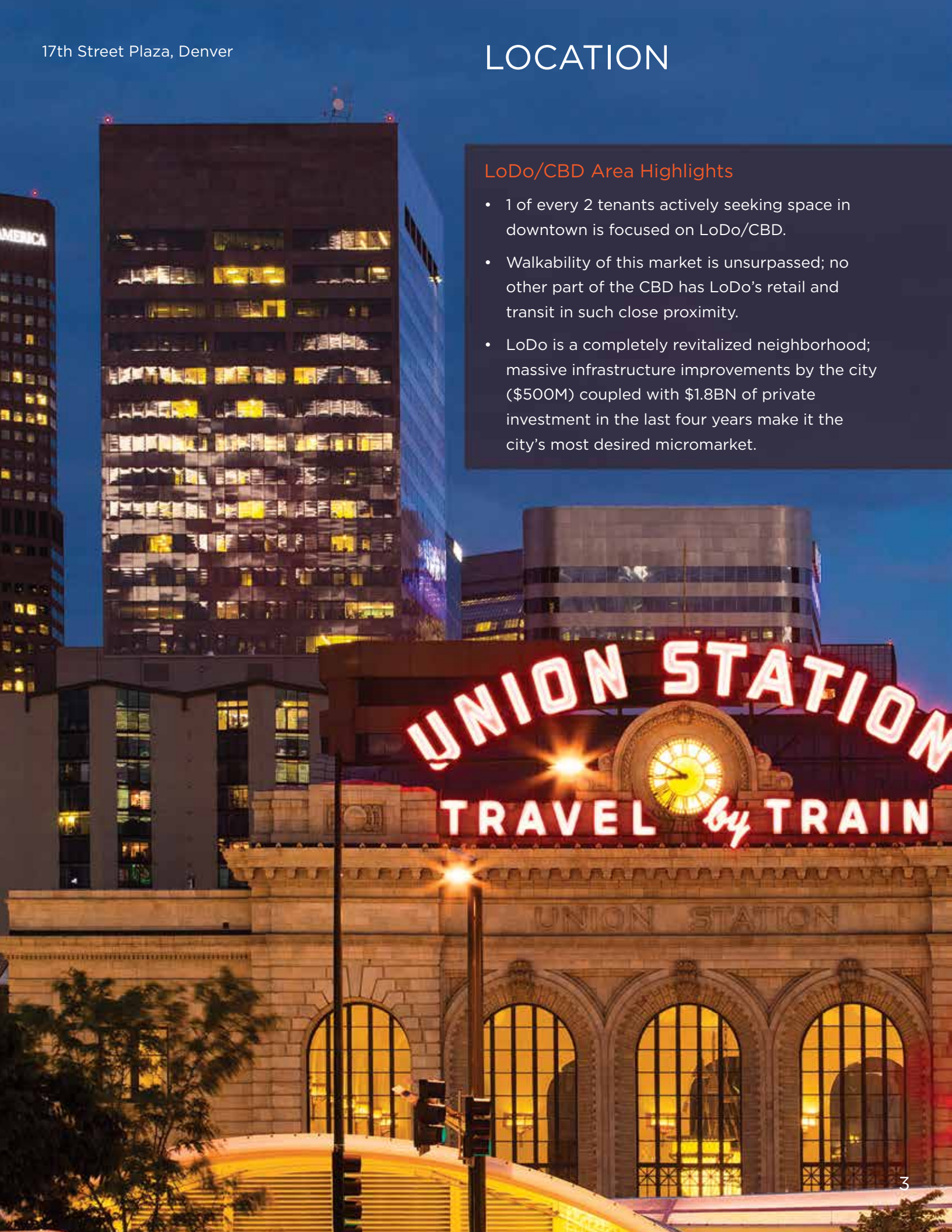
Unobstructed panoramic views of mountains and cityscape as well as a premier roster of Denver’s finest tenants make 17th Street Plaza a highly desirable place to office.

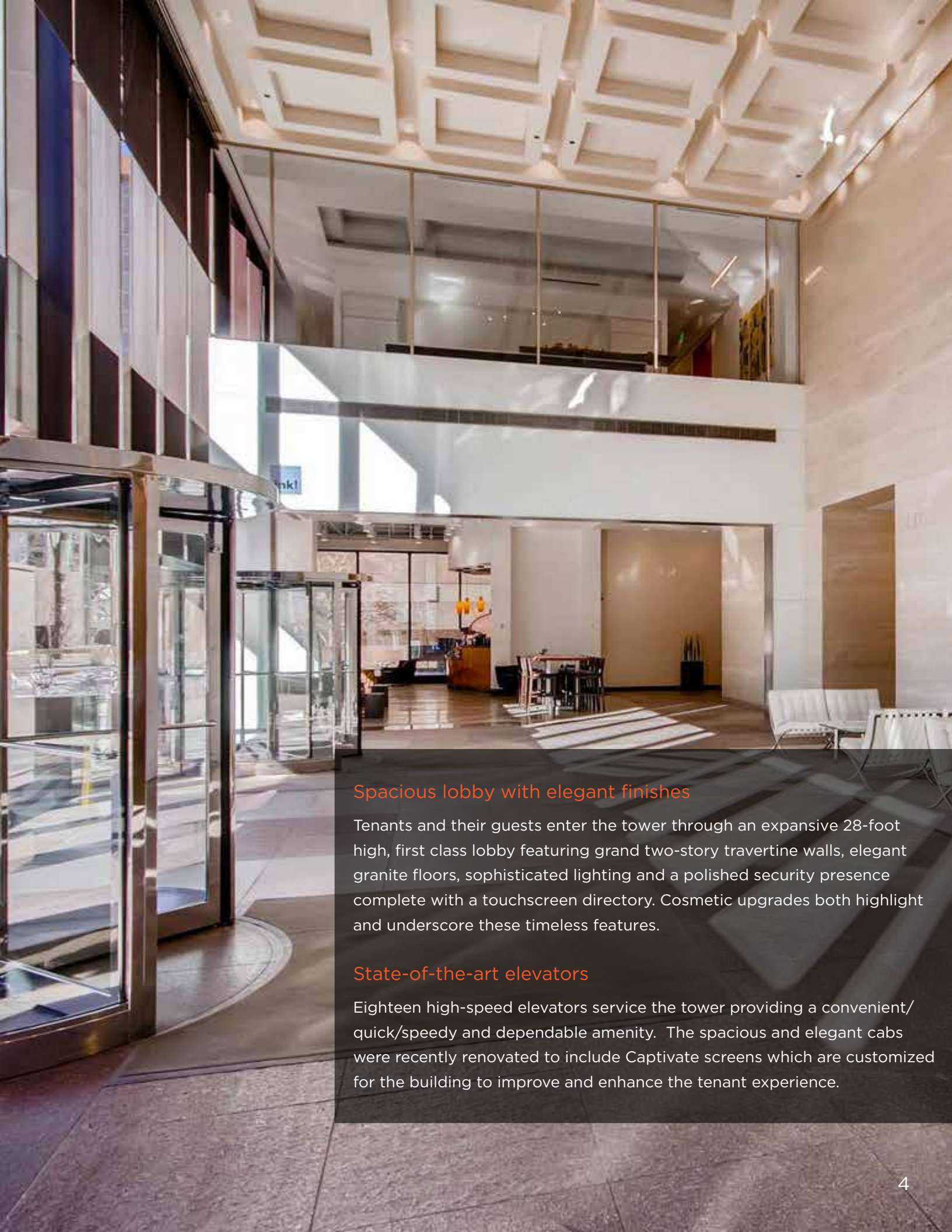


LOCATION

LoDo/CBD Area Highlights

- 1 of every 2 tenants actively seeking space in downtown is focused on LoDo/CBD.
- Walkability of this market is unsurpassed; no other part of the CBD has LoDo's retail and transit in such close proximity.
- LoDo is a completely revitalized neighborhood; massive infrastructure improvements by the city (\$500M) coupled with \$1.8BN of private investment in the last four years make it the city's most desired micromarket.





Spacious lobby with elegant finishes

Tenants and their guests enter the tower through an expansive 28-foot high, first class lobby featuring grand two-story travertine walls, elegant granite floors, sophisticated lighting and a polished security presence complete with a touchscreen directory. Cosmetic upgrades both highlight and underscore these timeless features.

State-of-the-art elevators

Eighteen high-speed elevators service the tower providing a convenient/ quick/speedy and dependable amenity. The spacious and elegant cabs were recently renovated to include Captivate screens which are customized for the building to improve and enhance the tenant experience.

Comfortable, green features in the heart of the city

17th Street Plaza is bordered by two settings: a beautifully landscaped outdoor plaza and sculpture garden facing 17th Street (above), and an outdoor mezzanine with a manicured putting green and flower garden, perfect for employee and client entertainment or events, overlooking 18th Street (right).

FIRST IN CLASS AMENITIES

First-class onsite building amenities & resources

Ownership has made investments to offer not only a safe and dependable environment to its tenants but also a collaborative setting that includes features that make 17th Street Plaza one of the most convenient places to work each day. Tenants can enjoy amenities such as:

ink! coffee shop

Heidi's Brooklyn Deli

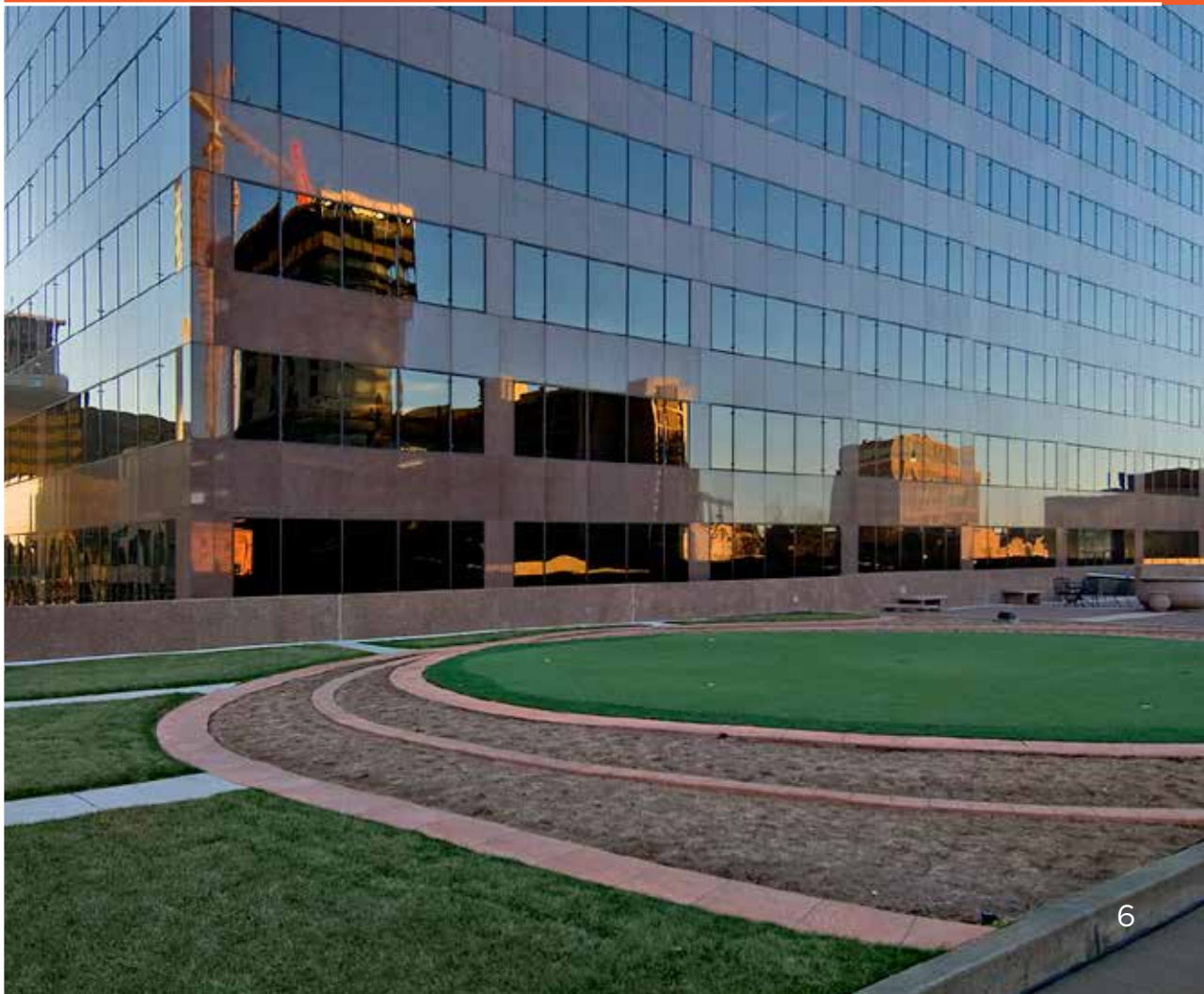
Russell's convenience

Large conferencing facility

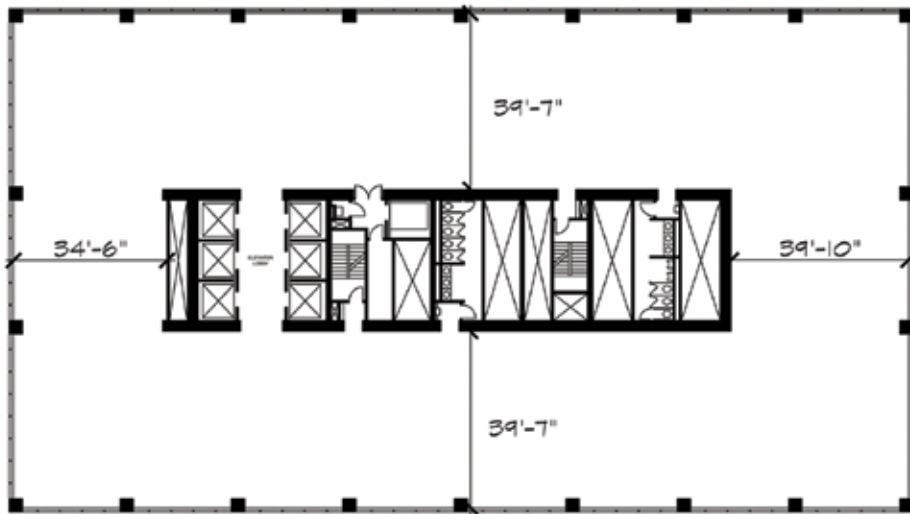
Fitness center

Building management

Covered parking (1:1,000 SF)

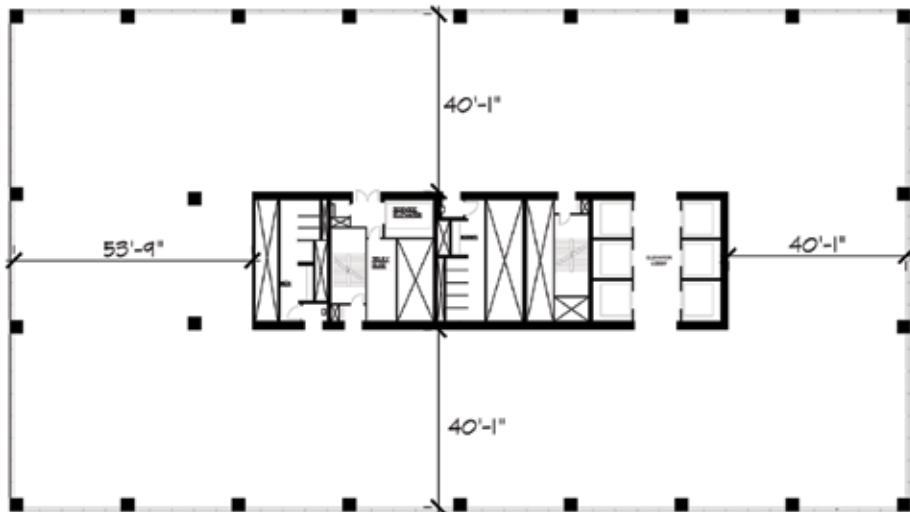






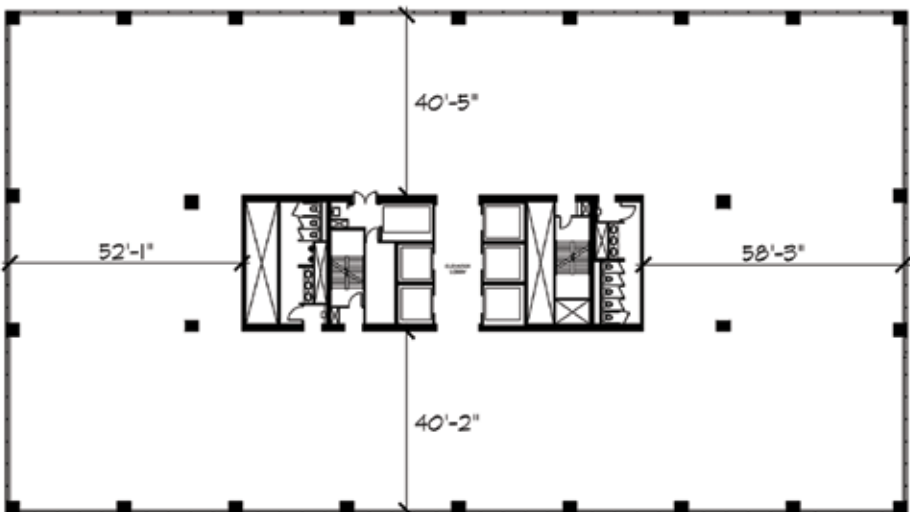
Floors 3-13

- Average 21,300 rentable square feet (rsf) per floor
- Center core configuration
- 5 ft. mullion spacing and column free floor plates allow for efficient space planning
- Ideal core-to-window dimensions



Floors 14-23

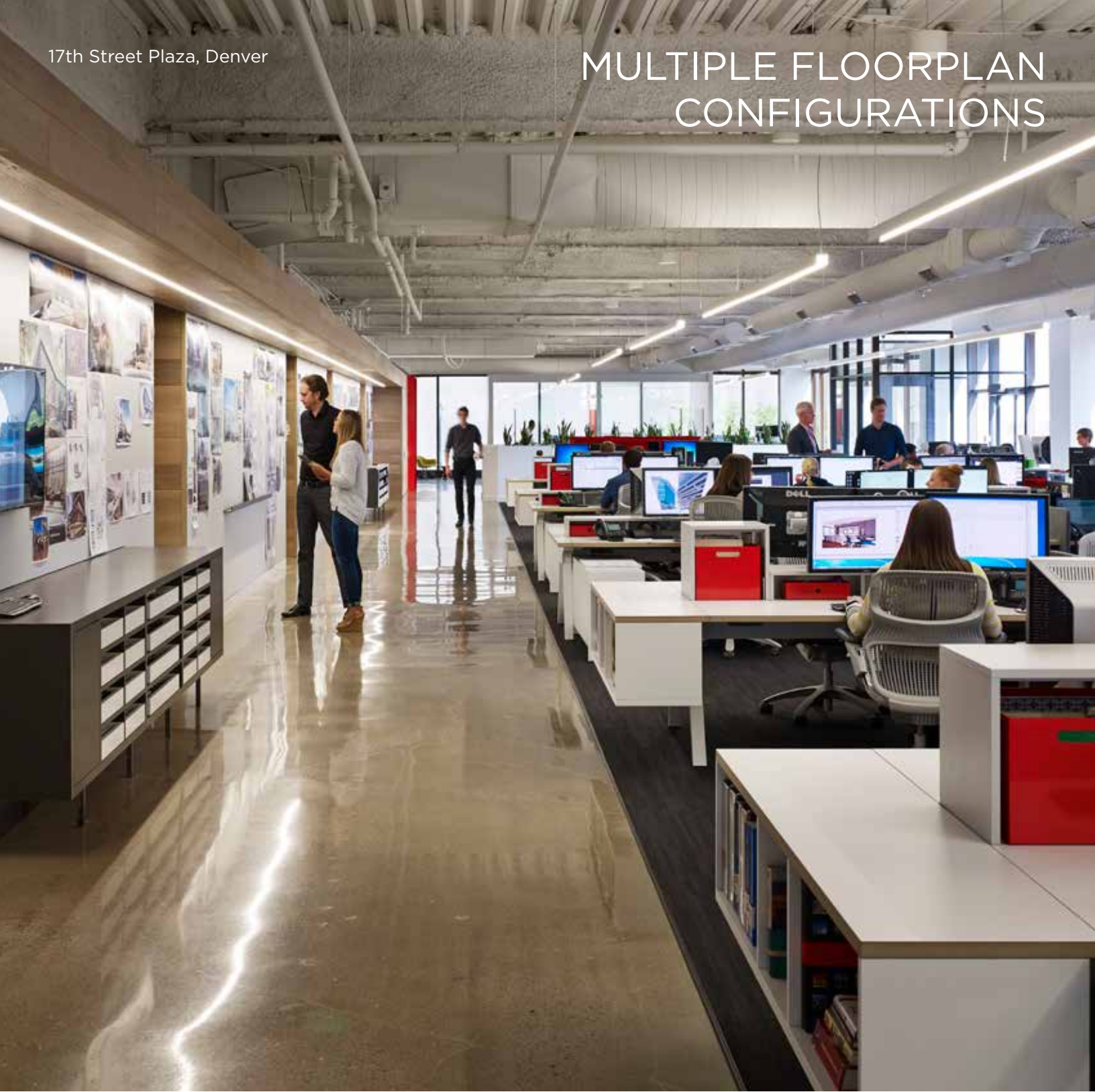
- Average 22,200 rentable square feet (rsf) per floor
- Open area office requirements permit 123 employees or 180 rsf per person
- Office intensive requirements permit 88 employees or 252 rsf per person
- Full floor plans permit up to 44 perimeter offices which includes a window line conference room



Floors 24-32

- Average 23,200 rentable square feet (rsf) per floor
- Full height windows provide abundant natural light
- Numerous opportunities for impressive entry and boardroom with mountain views
- Above standard common area finishes for multi-tenant floors

MULTIPLE FLOORPLAN CONFIGURATIONS

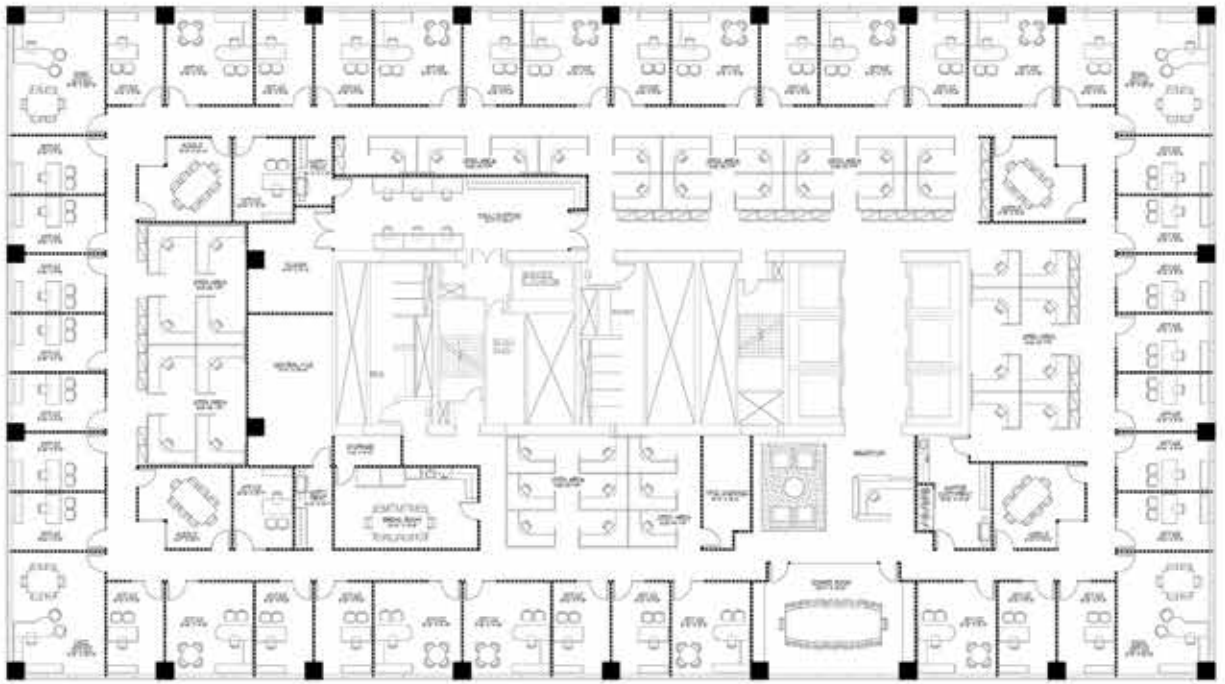


Potential Floorplan Configurations

A number of configurations to make the space your own

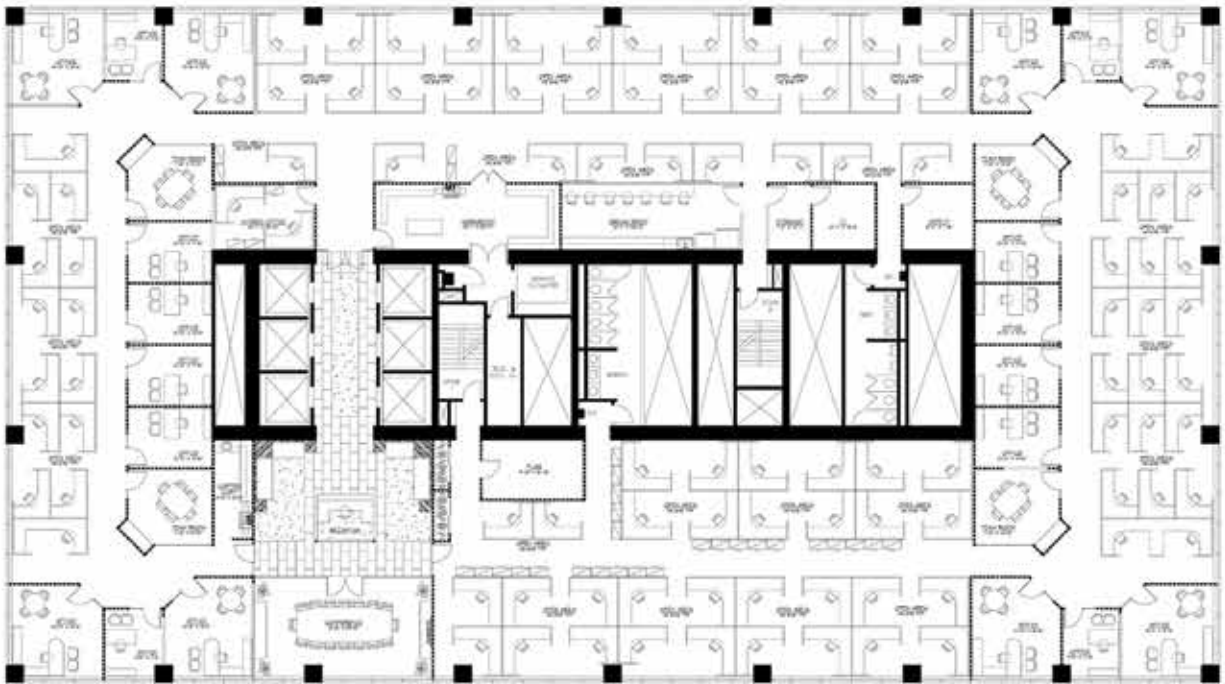
Configuration A

Office intensive - ideal for law firms

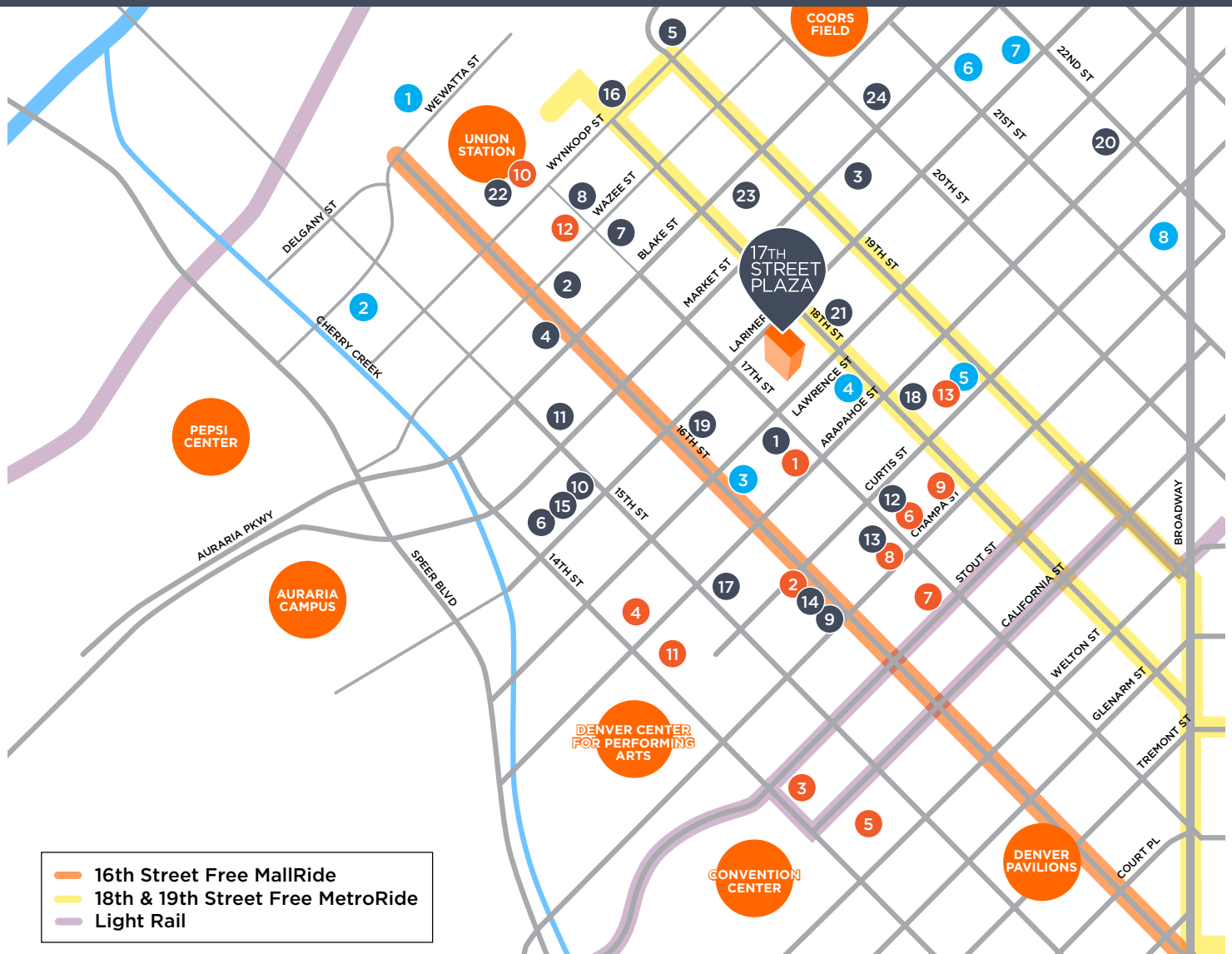


Configuration B

Open collaborative plan



AN UNMATCHED PLACE TO CONNECT



RESTAURANTS/BARS

- | | |
|--------------------------------|-------------------------------------|
| 1. The Palm | 18. Syrup |
| 2. BD's Mongolian Grill | 19. The Cheesecake Factory |
| 3. Brothers Bar & Grill | 20. The Lobby |
| 4. ChoLon Modern Asian Bistro | 21. The Old Spaghetti Factory |
| 5. Denver ChopHouse & Brewery | 22. Union Station Restaurants |
| 6. Euclid Hall Bar & Kitchen | Acme Delicatessen |
| 7. Jax Fish House & Oyster Bar | Hopdoddy Burger Bar |
| 8. Mangiamo Pronto | Mercantile |
| 9. Modern Market | Milkbox Ice Creamery |
| 10. Ocean Prime | Next Door |
| 11. P.F. Chang's | Pigtrain Coffee |
| 12. Panzano | Snooze |
| 13. Range | Stoic & Genuine |
| 14. Rialto Cafe | Terminal Bar |
| 15. Rioja | The Cooper Lounge |
| 16. Rodizio Grill | The Kitchen Next Door |
| 17. Sam's No. 3 | Thirsty Lion Gastropub |
| | Zoe Ma Ma |
| | 23. Vesta Dipping Grill |
| | 24. ViewHouse Eatery, Bar & Rooftop |

HOSPITALITY & RETAIL

- | | |
|--------------------------------|--------------------------------|
| 1. Westin | 7. Magnolia Hotel Denver |
| 2. Courtyard Denver Downtown | 8. Renaissance Denver Downtown |
| 3. Embassy Suites by Hilton | 9. Residence Inn Denver |
| 4. Four Seasons Hotel Denver | 10. The Crawford Hotel |
| 5. Hyatt Regency Denver | 11. The Curtis |
| 6. Kimpton Hotel Monaco Denver | 12. The Oxford Hotel |
| | 13. The Ritz-Carlton Denver |

FITNESS

- | | |
|---|--------------------------|
| 1. Colorado Athletic Club Union Station | 4. Club Form Fitness |
| 2. Orangetheory Fitness | 5. Tru Fit Athletic Club |
| 3. Colorado Athletic Club Tabor Center | 6. FIT36 |
| | 7. TRAIN Fitness |
| | 8. CrossFit 720 |

ENVIRONMENTALLY SUSTAINABLE



Leadership in energy and environmental design

17th Street Plaza was the first multi-tenant property in the Rocky Mountain Time Zone to earn LEED®-EB O&M Gold Certification.



Energy Efficiency

The building has earned an ES rating every year since 2003 for improving and optimizing the building's efficiency. Currently the building's ENERGY STAR® ranking places it in the top 6% in the nation.



**For leasing information,
please call 303.260.6533**



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