

1701 PLATTE

DENVER, COLORADO



LAST OPPORTUNITY ON PLATTE STREET

One Platte is a premier office development located on Platte Street, one of Denver's most dynamic and exciting commercial neighborhoods.

- Last remaining site of scale in the Central Platte Valley
- Largest floorplate in LoDo/CPV ($\pm 60,000$ SF)
- Most Prominent freeway signage available
- Only CPV block over 100,000 SF

DISCOVER ONE PLATTE

- Building Size: 248,783 SF
- 5 Stories
- Concrete Construction
- 1.25/1,000 Underground Parking
- Efficient 60K SF Floorplates
- Rooftop Deck with Downtown Skyline Views
- 133 Space Secure Bike Storage
- 245 Seat Multi-Purpose Event Space
- Multiple Outdoor Spaces
- Fitness Center



NEXT GENERATION OFFICE FEATURES



WELL™ BUILDING



SOLAR



BIKE/E-BIKE/SCOOTER FACILITIES



LEED® GOLD CERTIFICATION



PET FRIENDLY



COMMUNITY STAIR



WIRED CERTIFIED



COLLABORATION AREAS



VISITOR PARKING



TOUCHLESS ENTRIES AND COMMON AREAS



HANDHELD BUILDING APP TECHNOLOGY



SOCIAL DISTANCE DESIGNED AMENITIES



DESTINATION DISPATCH ELEVATORS TIED TO CARD KEY



CUTTING EDGE HVAC SYSTEM



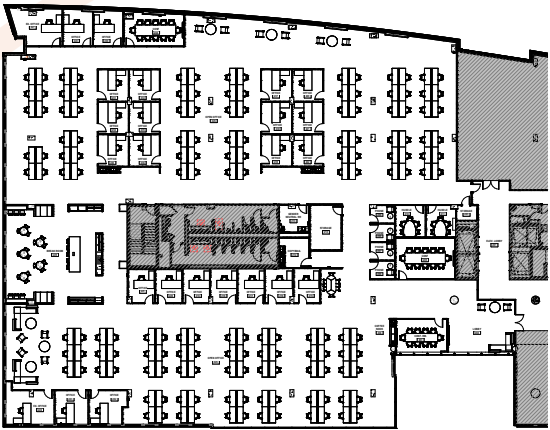
ANTIMICROBIAL FINISHES



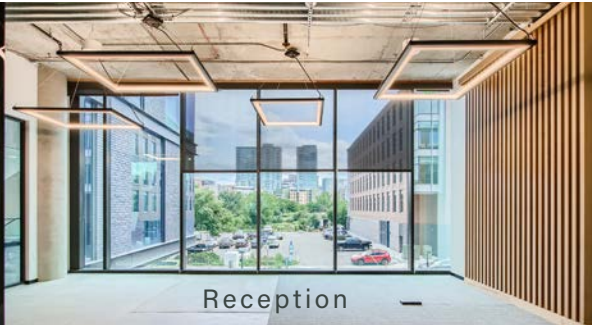
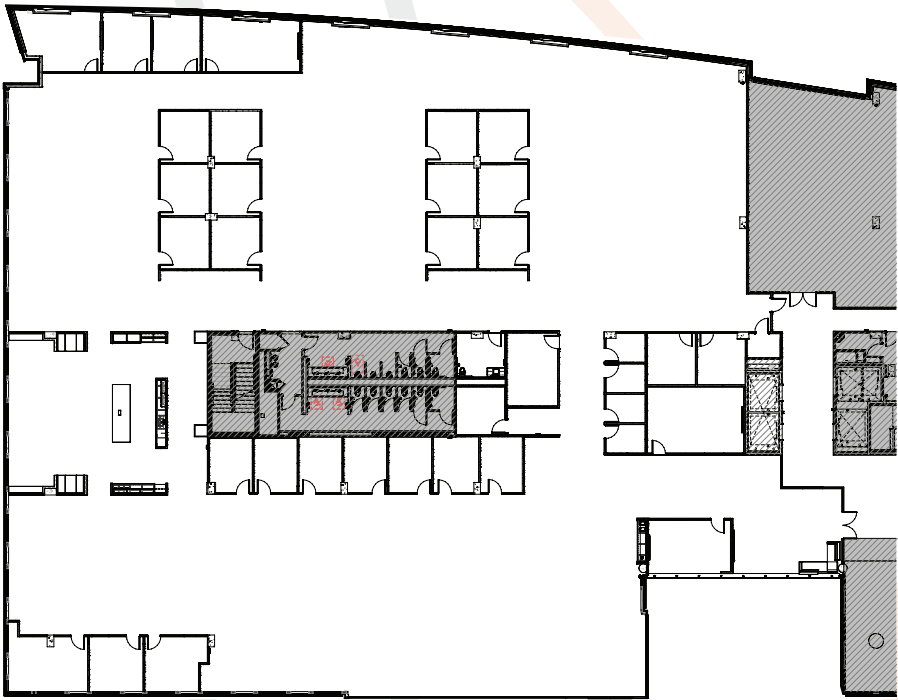
READY FOR OCCUPANCY | BUILDING SIGNAGE AVAILABLE

SUITE 200 | 29,050 SF

OFFICES 25 CONFERENCE 5 PHONE ROOM 4



Hypothetical Furniture Plan (not included)



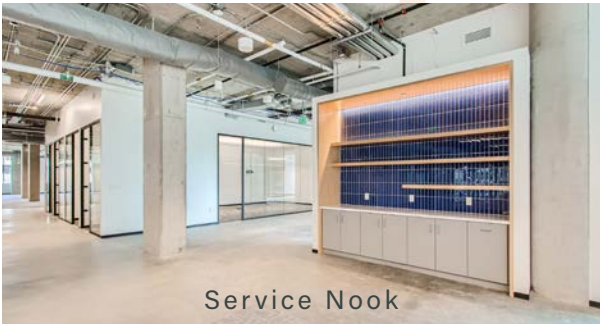
Reception



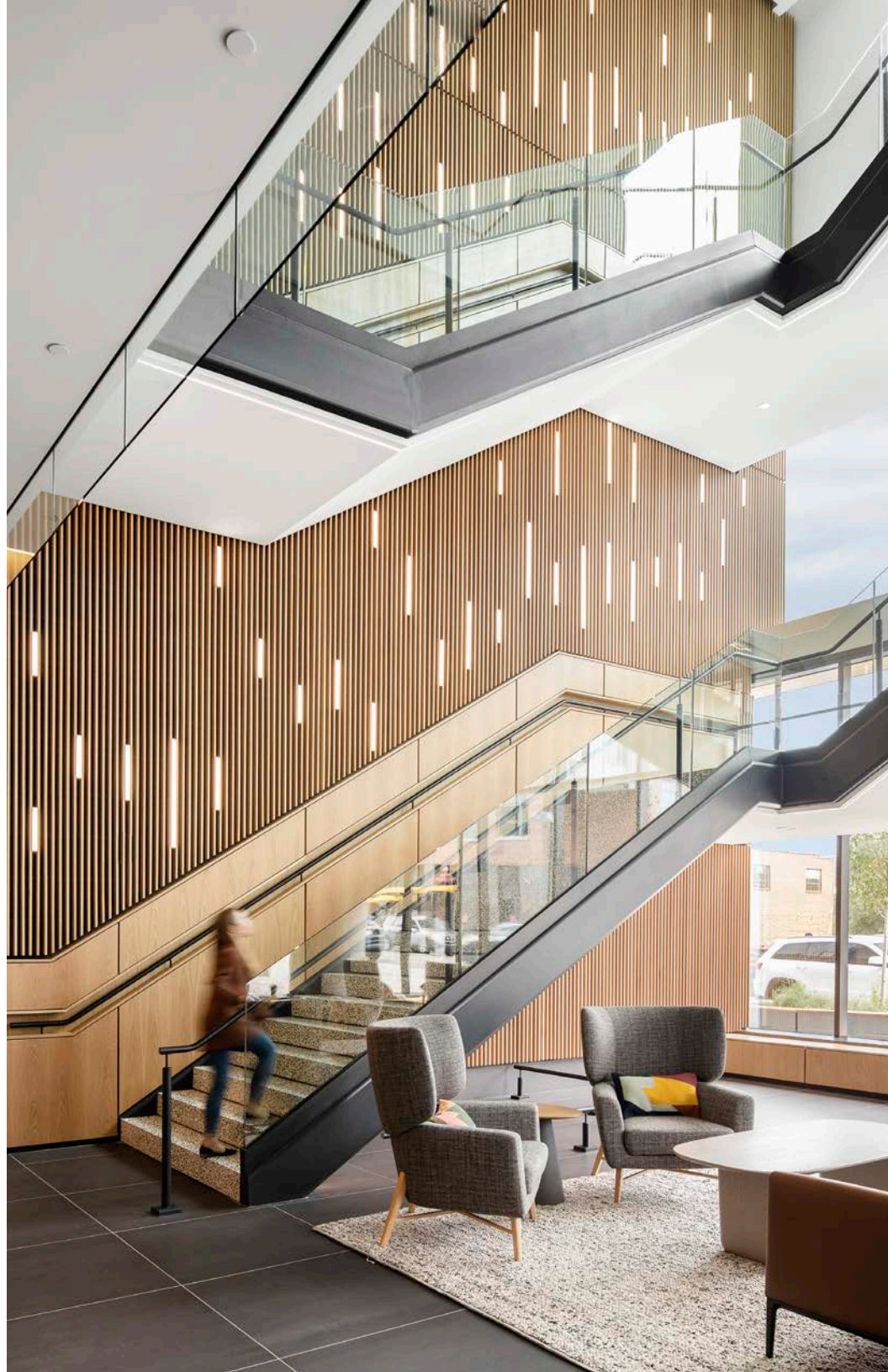
Kitchen



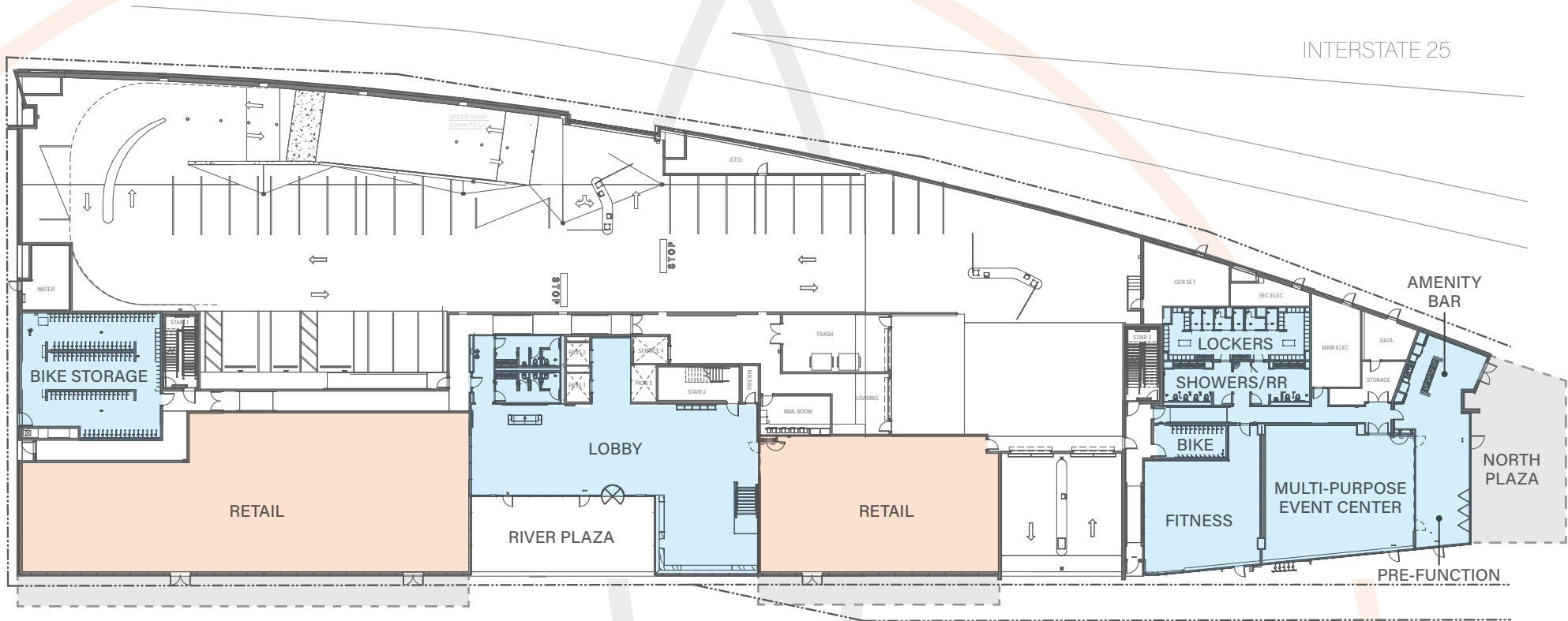
Offices/Open Area



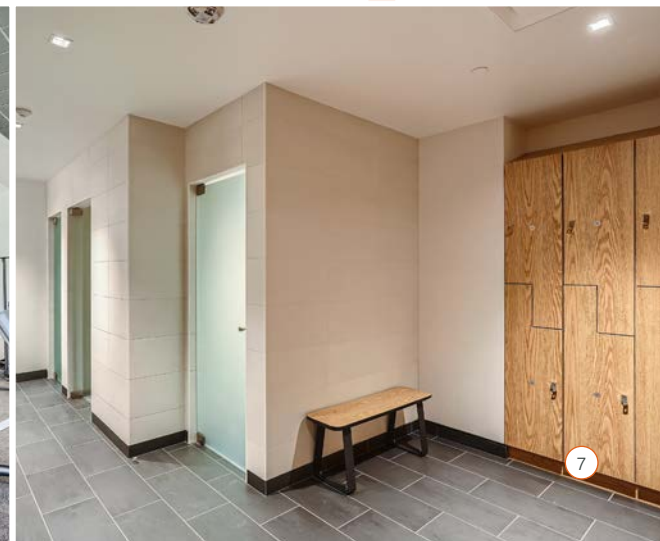
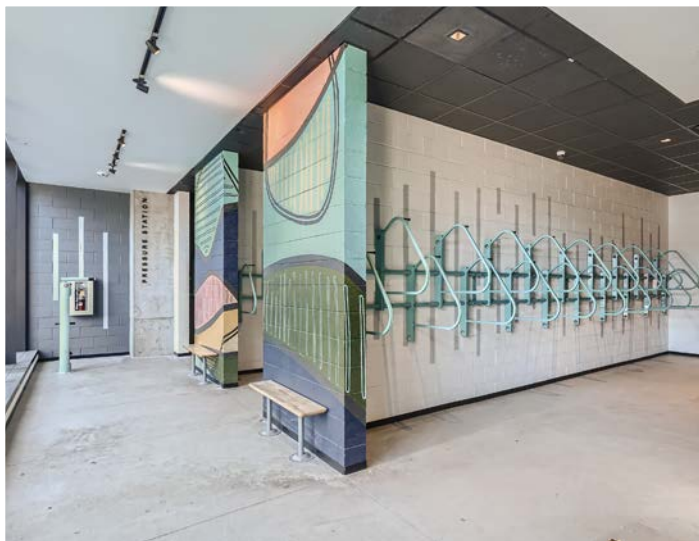
Service Nook



AMENITIES



FIRST FLOOR





MULTI-PURPOSE EVENT CENTER



ROOF TOP PATIO



LOBBY LOUNGE



ROOF TOP PATIO



NORTH PLAZA



PRE-FUNCTION

ACCESS ONE PLATTE

One Platte relates to the city through openness and connectivity. Its premium location provides convenient access whether you walk, drive, bike or scooter.

Walk Score
91

Transit Score
89

Bike Score
93



DIA
35 MIN
Commuter Rail

Coors Field
15 MIN
Walk

Union Station
10 MIN
Walk

UNION STATION
WEWATTA ST

Light Rail
7 MIN
Walk

Pepsi Center
14 MIN
Walk

1701

LoHi
3 MIN
Walk

EASY HIGHWAY ACCESS

EATERY OASIS

Walking distance to the best restaurants and urban amenities that Denver has to offer.

- 1 Truffle Table
- 2 Prosper Eats
- 3 Forest Room 5
- 4 Ohana Island Kitchen
- 5 Dimestore Delibar
- 6 Sushi Ronin
- 7 El Five
- 8 Linger
- 9 Little Man Ice Cream
- 10 Maci Cafe
- 11 The Post
- 12 Mizu Izakaya
- 13 Maine Shack
- 14 Ale House Denver
- 15 Metropolis Coffee
- 16 Rush Bowls
- 17 My Neighbor Felix
- 18 The Bindery
- 19 Prost Brewing
- 20 Avanti Food & Beverage
- 21 Root Down
- 22 Maria Empanada
- 23 Poke House
- 24 The Broken Cage
- 25 Denver Beer Co
- 26 Cervceria Colorado
- 27 Brider
- 28 Daughter Thai



- 29 Room for Milly
- 30 Dave's Hot Chicken
- 31 Denver Poke Company

- 32 Carbon Cafe & Bar
- 33 Inside Scoop Creamery
- 34 Babe's Tea Room

- 35 Protos Pizza
- 36 Sushi Sasa
- 37 My Brother's Bar

- 38 Just BE Kitchen
- 39 Starbucks

HIGHLY VISIBLE SIGNAGE

ON I-25, DENVER'S PRIMARY ROUTE NORTH & SOUTH
275K CARS PER DAY



1701

PLATTE

DENVER, COLORADO 80202

1701platte.com



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NEWMARK

SRS
Real Estate Partners

BECK
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DESIGN.
BUILD.

NICHOLS PARTNERSHIP

SHORENSTEIN