

# 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



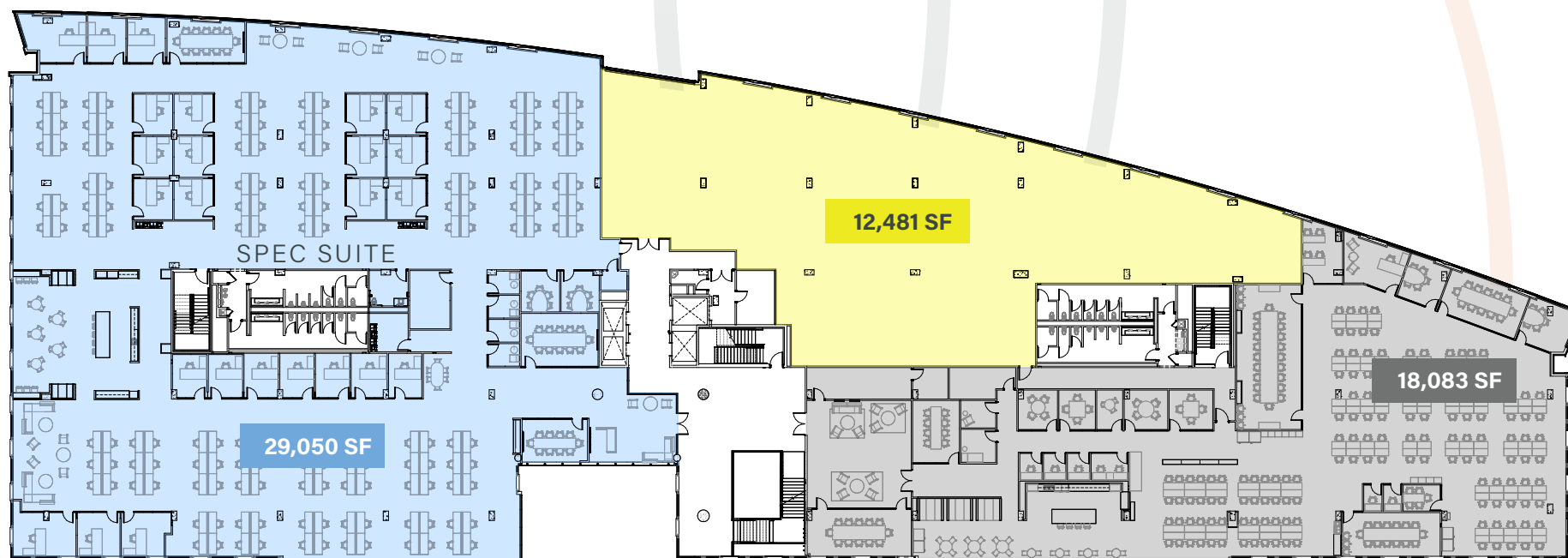
# BIGGER IS BETTER

- ± 60,000 SF floorplates
- Expanded capacity restrooms for high density occupancy
- Flexible and efficient planning for full floor and multi-tenant users
- Slender design increases natural light penetration



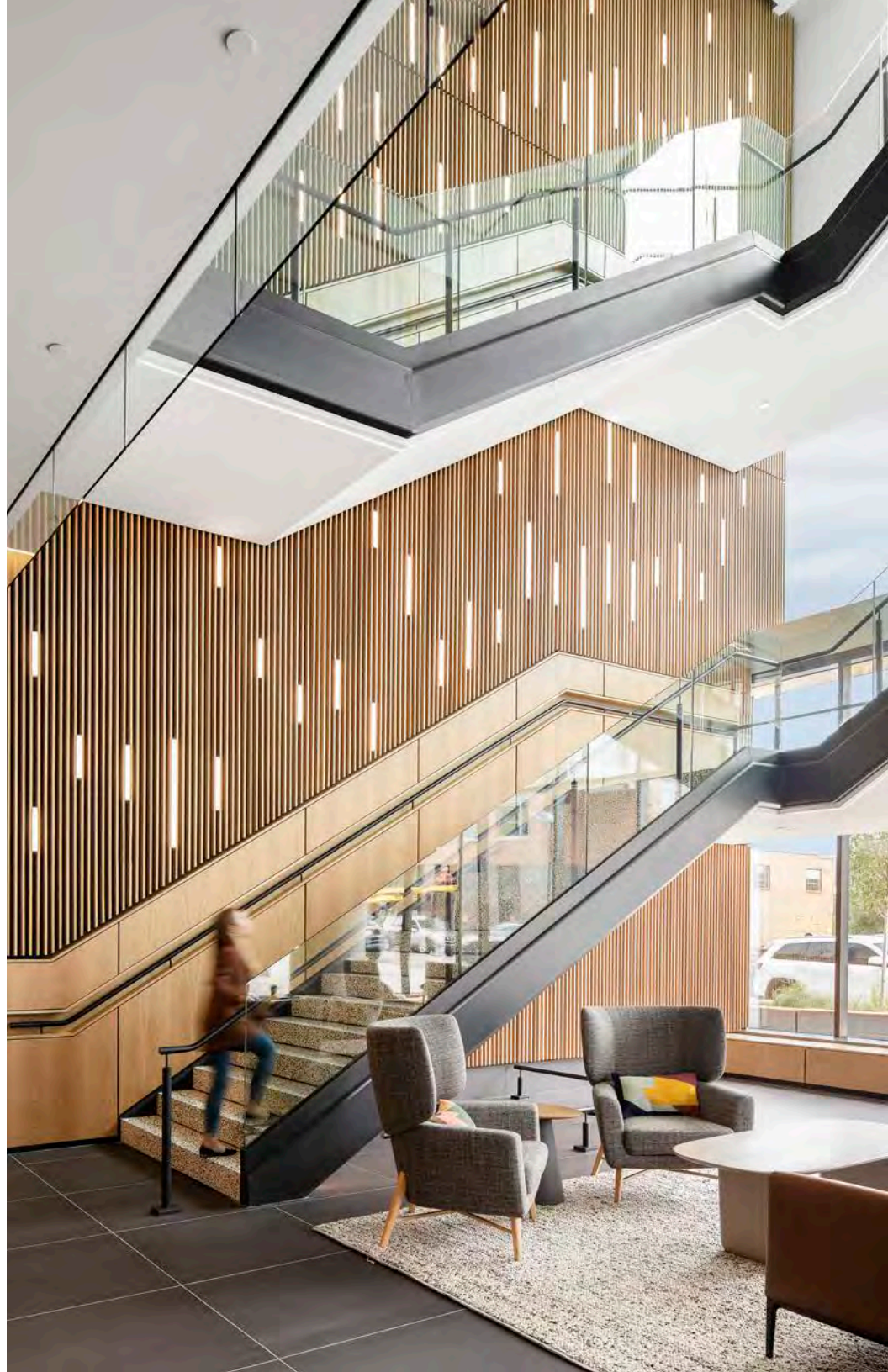
WORKSTATION	352	CONFERENCE	7
OFFICE/HUDDLE	46	DENSITY	1/150 SF

## SINGLE TENANT - TEST FIT



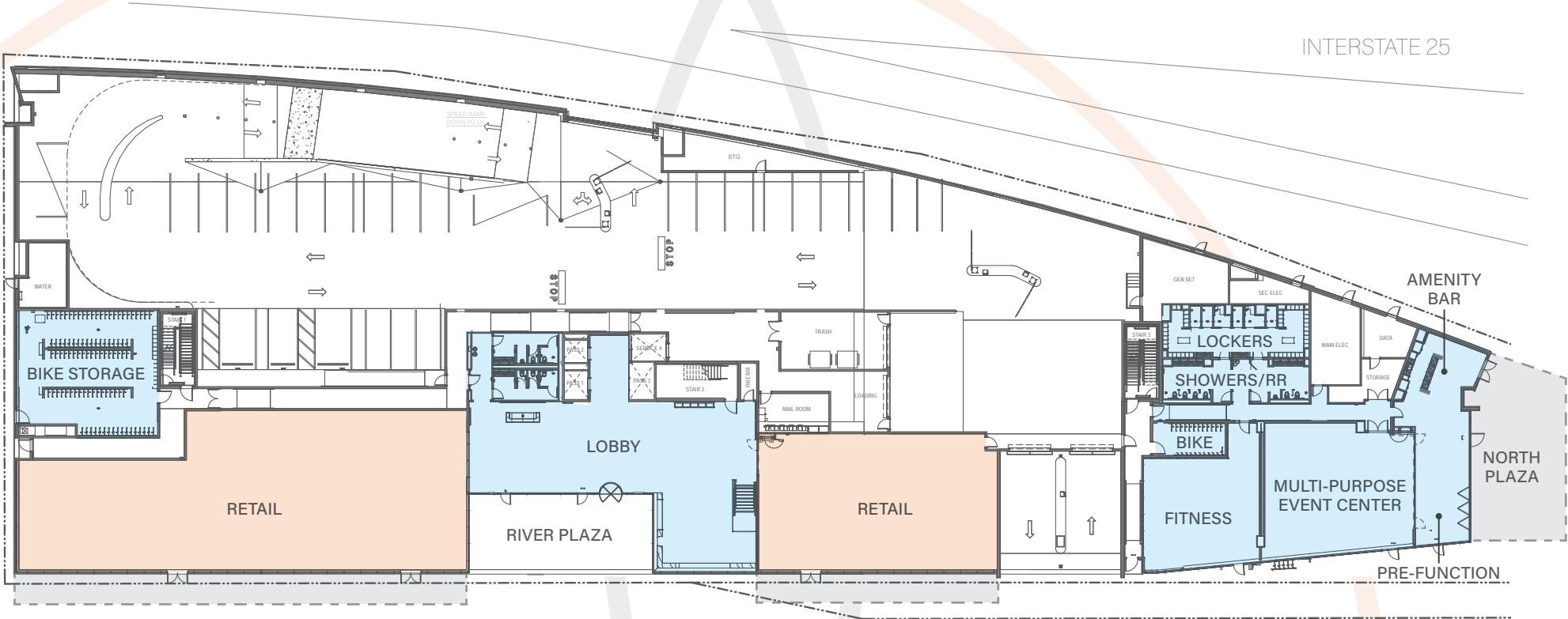
## MULTI-TENANT - TEST FIT



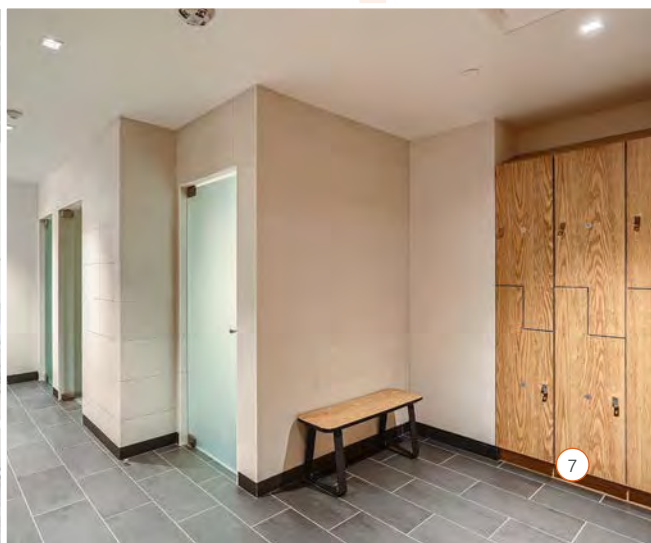
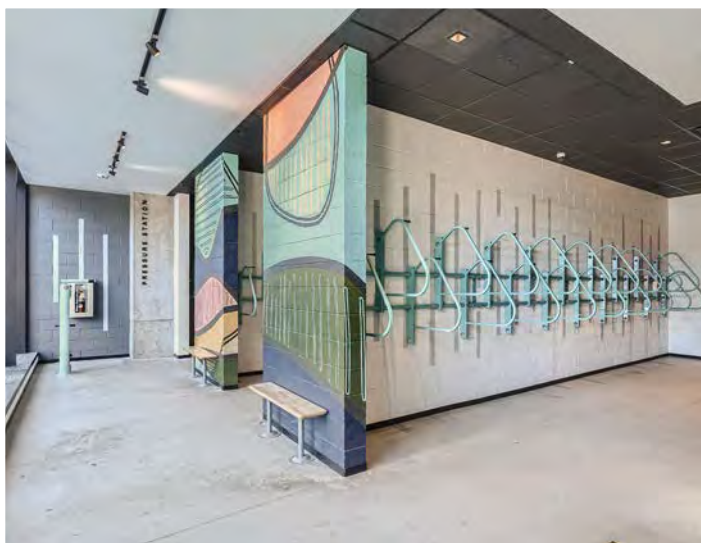




# AMENITIES



FIRST FLOOR



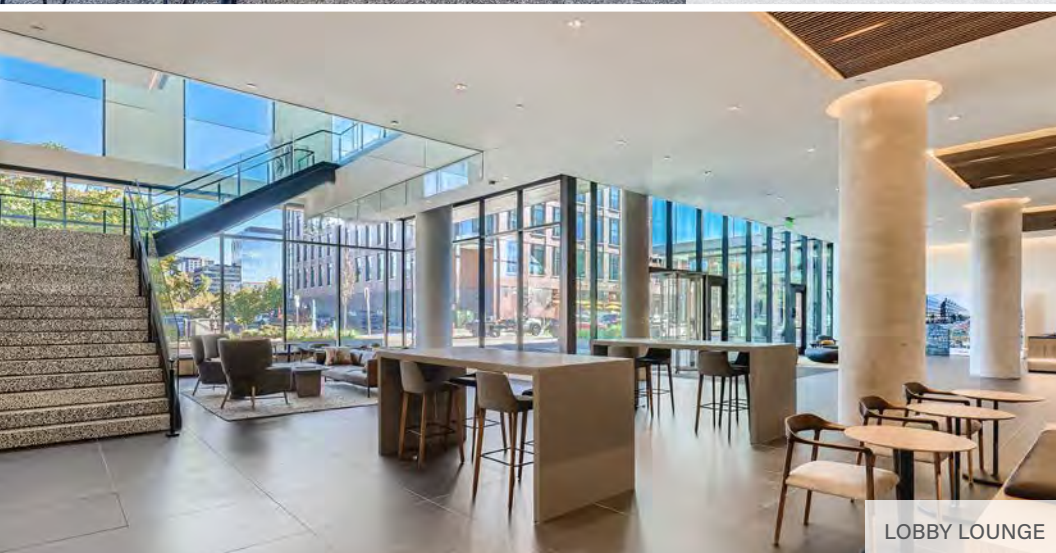




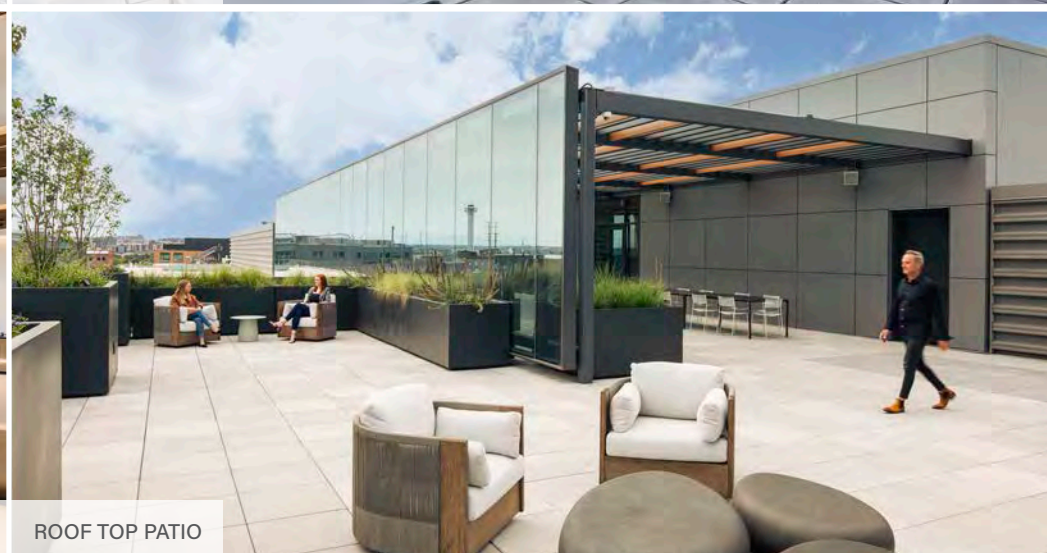
MULTI-PURPOSE EVENT CENTER



ROOF TOP PATIO



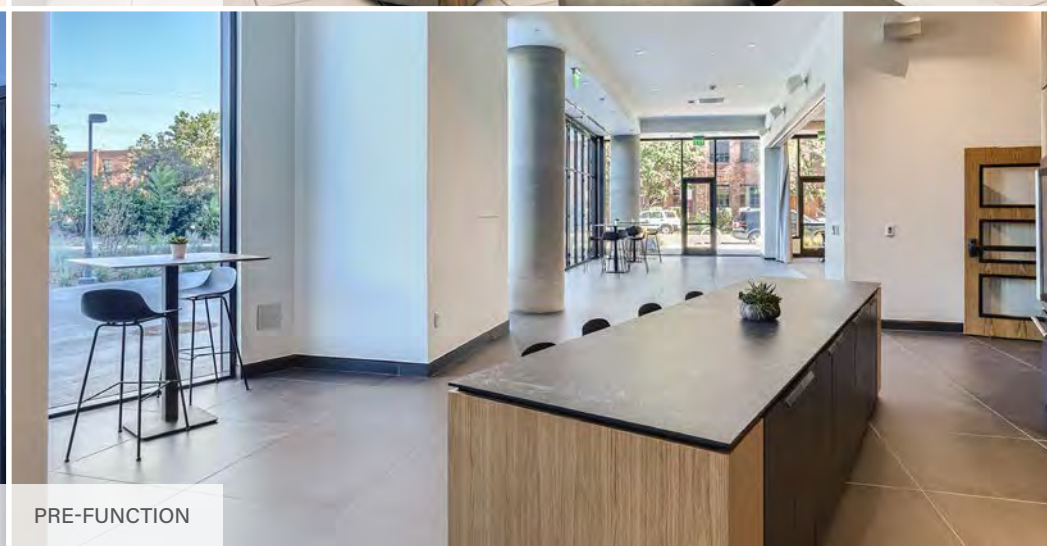
LOBBY LOUNGE



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**

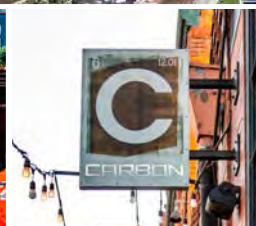




# EATERY OASIS

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 Cerveceria 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

P L A T T E

DENVER, COLORADO 80202

[1701platte.com](http://1701platte.com)



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**NEWMARK**

**SRS**  
Real Estate Partners

**BECK**  
THINK.  
DESIGN.  
BUILD.

**NICHOLS PARTNERSHIP**

**SHORENSTEIN**