

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)



WHY PLATTE

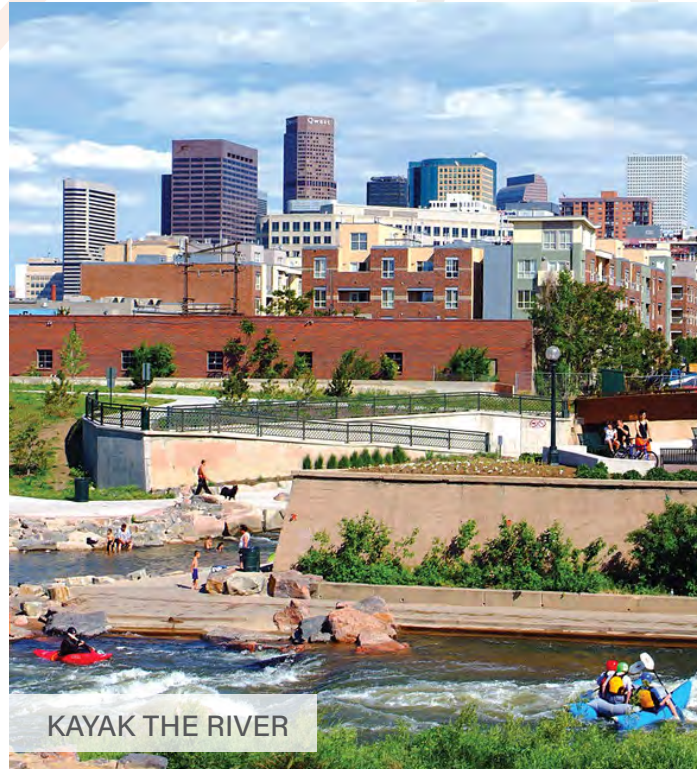
Platte Street is a thriving infill neighborhood between Lower Downtown and Lower Highlands offering a vibrant, live, work, play environment.

LIVE IN

one of **15,000**
apartments and
homes within a **10**
minute walk



ENJOY COMMONS PARK



KAYAK THE RIVER

ON THE STREET

get **a coffee** grab
lunch, shop and
socialize



EXPLORE THE STREET

JOIN

bpxenergy



bet365

workiva



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





1701

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



ROOF TOP PATIO



LOBBY LOUNGE

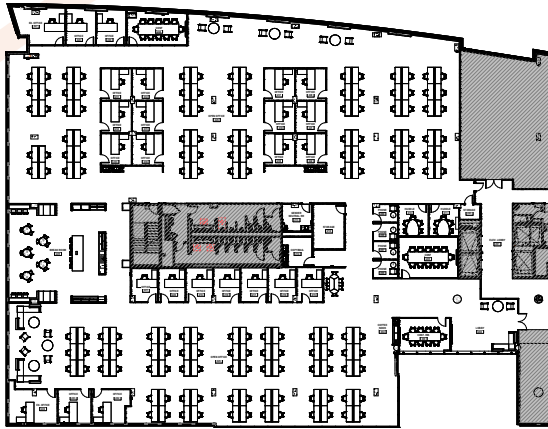
READY FOR OCCUPANCY | BUILDING SIGNAGE AVAILABLE

SUITE 200 | 29,050 SF

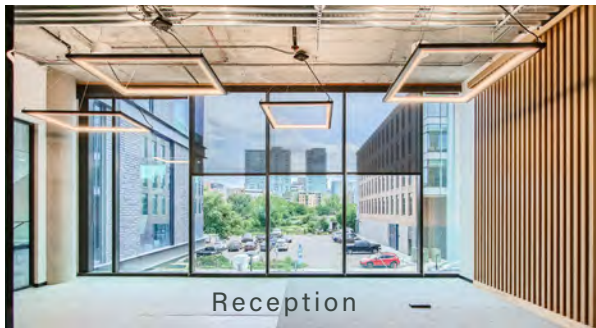
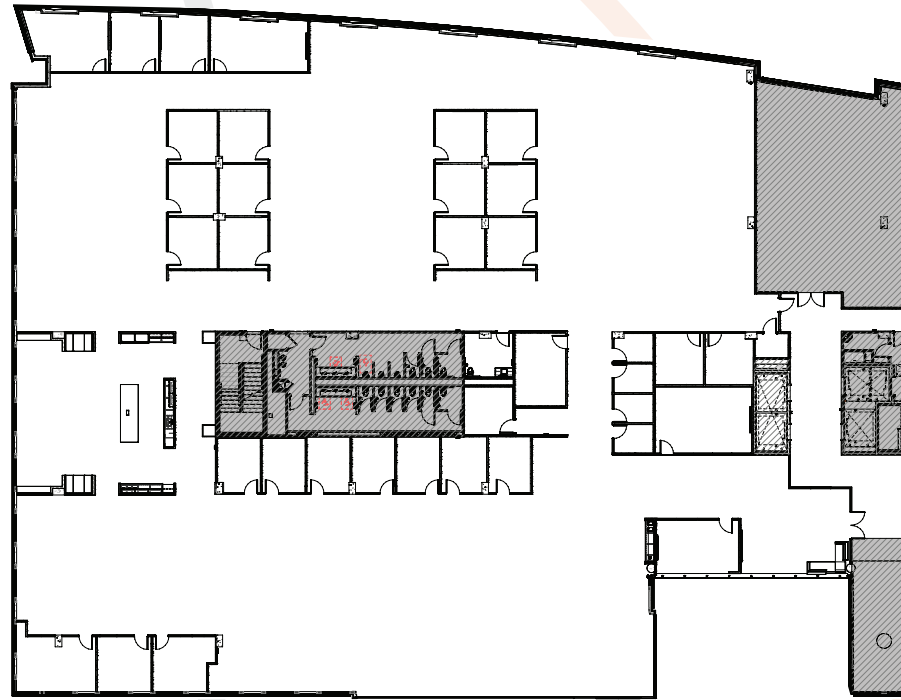
OFFICES 25

CONFERENCE 5

PHONE ROOM 4



Hypothetical Furniture Plan (not included)



Reception



Kitchen



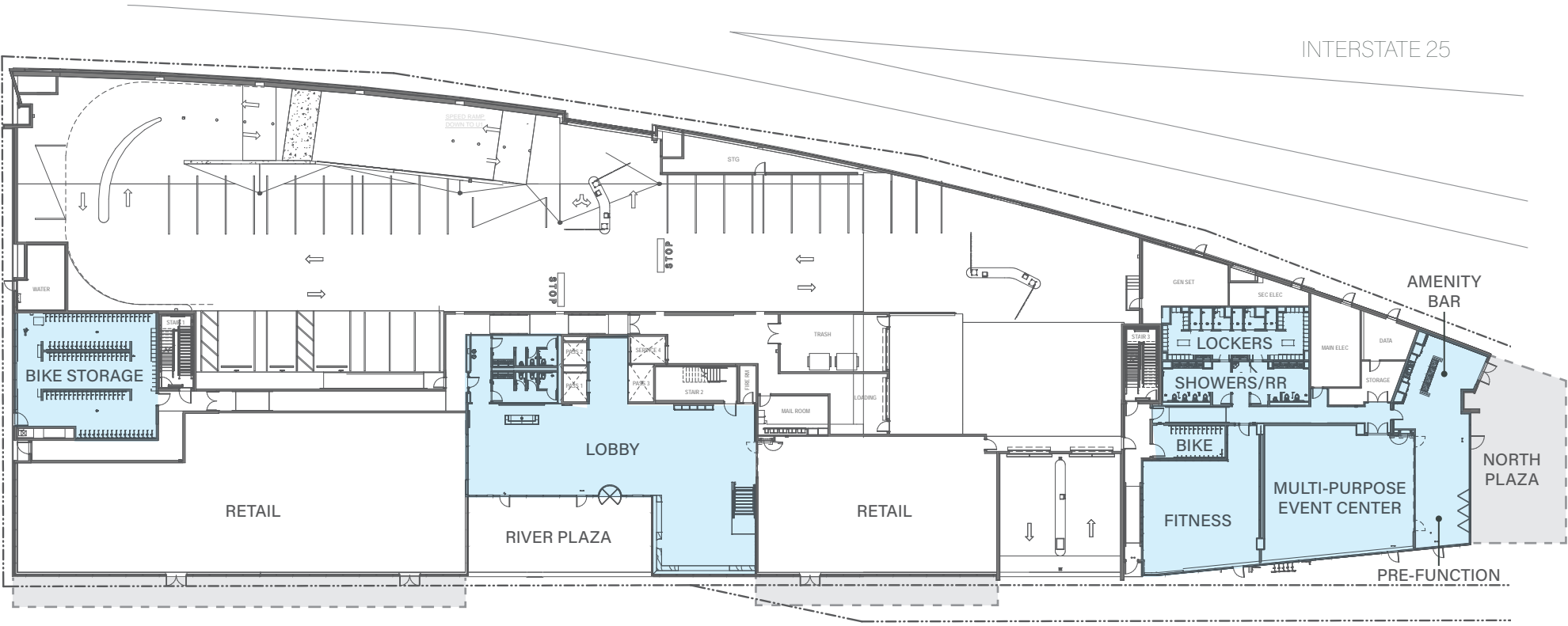
Offices/Open Area



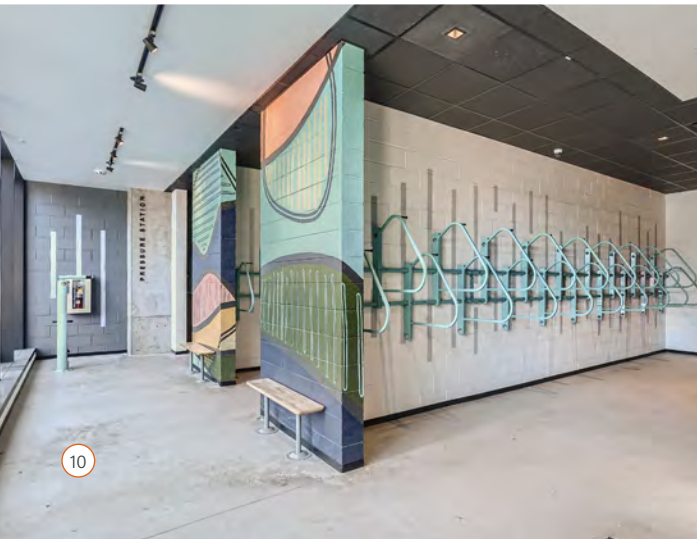
Service Nook



AMENITIES



FIRST FLOOR

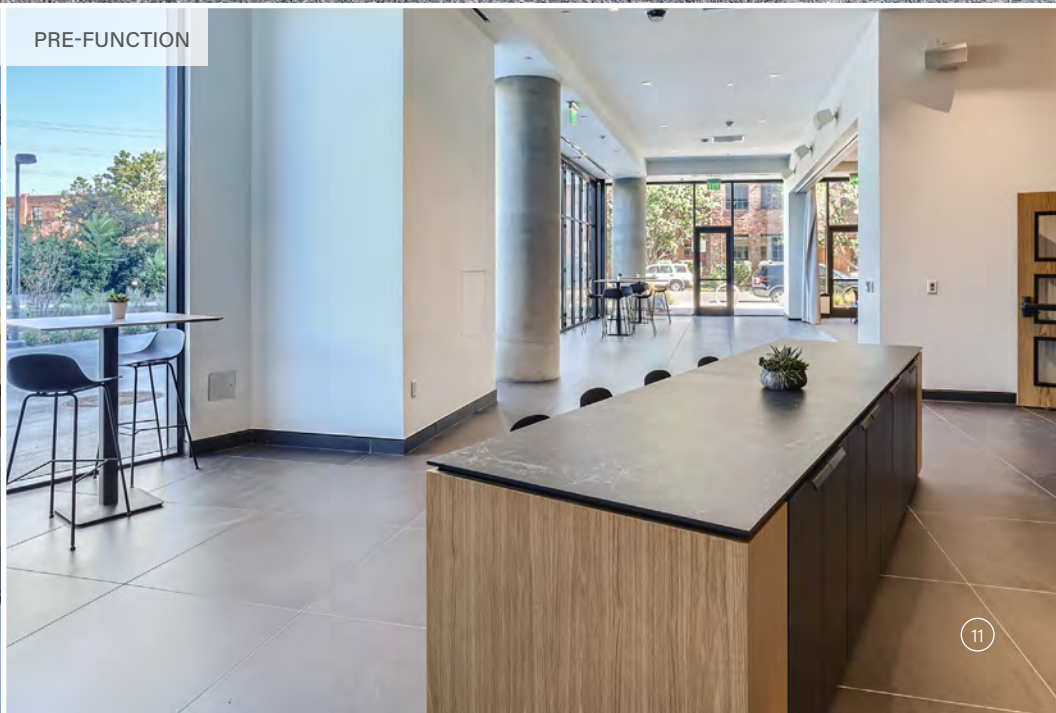




MULTI-PURPOSE EVENT CENTER



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

90

Transit Score

78

Bike Score

93



Coors Field
15 MIN
Walk

Union Station
10 MIN
Walk

DIA
35 MIN
Commuter Rail

UNION STATION
WEWATTA ST

Pepsi Center
14 MIN
Walk

Light Rail
7 MIN
Walk

1701

EASY HIGHWAY
ACCESS

LoHi
3 MIN
Walk

PLATTE ST

INTERSTATE 25

HIGHLAND ARCH
BRIDGE

LoHi

WHY COMPANIES AND TALENTED EMPLOYEES ARE CHOOSING DENVER

Denver is Colorado's capital and central hub for business, arts and outdoor recreation, all at a mile high. Thriving arts and culture, award-winning restaurants, a highly-rated education system and outstanding lifestyle amenities, all connected to the fifth busiest airport in the country, make Denver a global destination for companies and residents alike. Companies choose Denver to tap into an invigorated and highly educated workforce, and grow in a business-friendly government environment.

Denver Ranked

#1

best metro for Millennials
looking to relocate

- COMMERCIALCAFE

Denver Ranked

#3

for job growth among
major metros

- WALL STREET JOURNAL

Denver Ranked

#8

city with highest concentration of
residents with 4-year degrees

- CITYLAB

Denver Ranked

#2

best place to live
in the USA

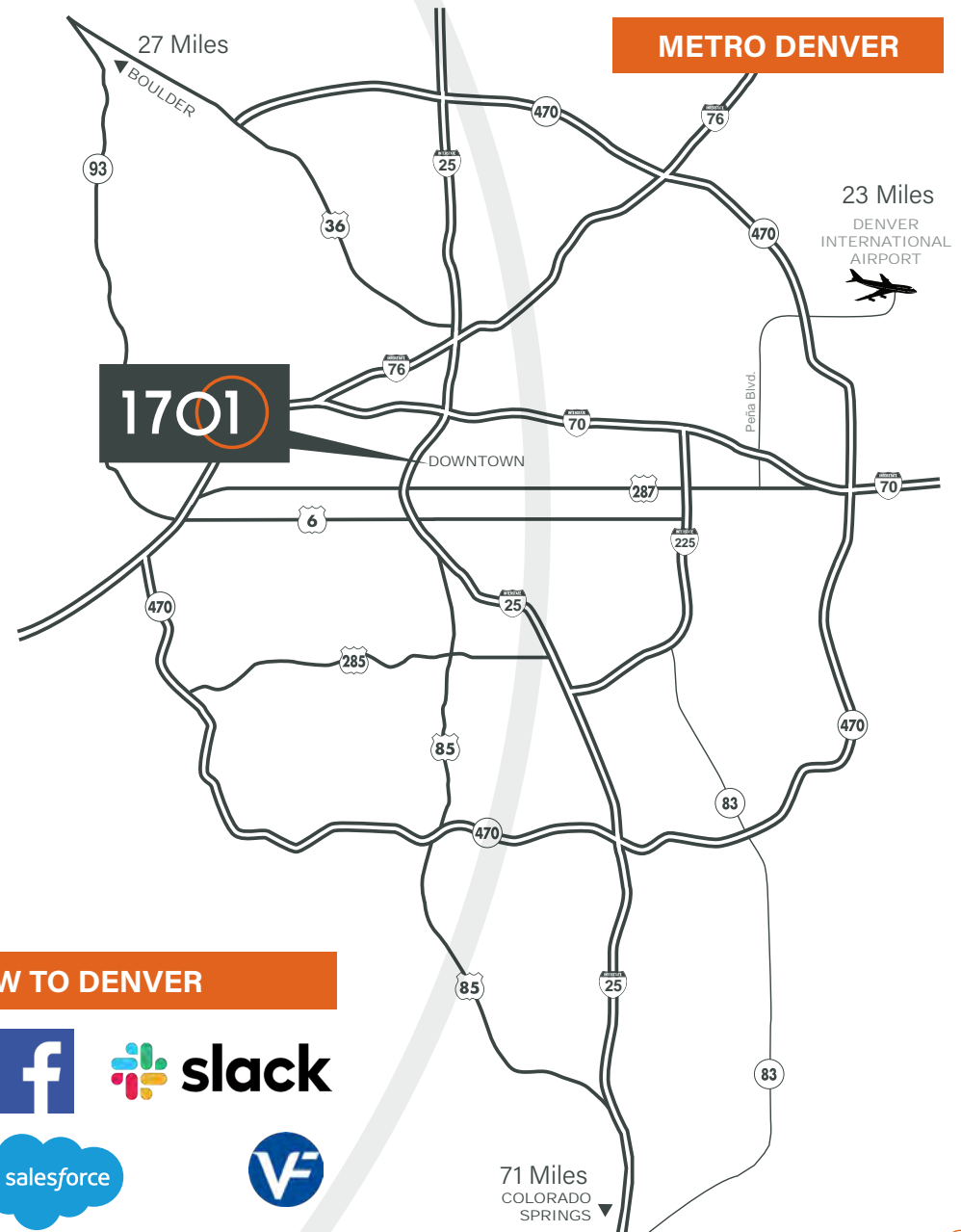
- U.S. NEWS & WORLD REPORT

Denver Ranked

#4

best place for business
and careers

- FORBES



MAJOR TENANTS NEW TO DENVER

bet365

amazon



slack



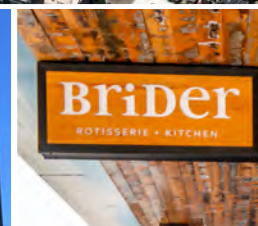
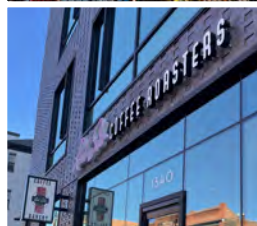
Vertafore



EATERY OASIS

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

- 1 Forest Room 5
- 2 Ohana Island Kitchen
- 3 Sushi Ronin
- 4 Dimestore Delibar
- 5 El Five
- 6 Linger
- 7 Little Man Ice Cream
- 8 Maci Cafe
- 9 Mizu Izakaya
- 10 Metropolis Coffee
- 11 Rush Bowls
- 12 My Neighbor Felix
- 13 The Bindery
- 14 Prost Brewing
- 15 Avanti Food & Beverage
- 16 Root Down
- 17 Kaffe Landskap
- 18 The Olive Tiger
- 19 Poke House
- 20 The Broken Cage
- 21 Denver Beer Co.
- 22 Maria Empanada
- 23 Daughter Thai
- 24 Brider
- 25 Cervceria Colorado
- 26 Blue Sparrow Coffee
- 27 Room for Milly
- 28 Dave's Hot Chicken



- 29 Inside Scoop Creamery
- 30 Denver Poke Company
- 31 Babe's Tea Room

- 32 Protos Pizza
- 33 Red Silo Roasters
- 34 My Brother's Bar

- 35 Just BE Kitchen
- 36 Starbucks



1701

P L A T T E

DENVER, COLORADO 80202

1701platte.com



For Office Leasing Information Contact:

Jamie Gard

Jeff Castleton

303-260-4341

303-260-4391

jamie.gard@nmrk.com

jeff.castleton@nmrk.com

NEWMARK