

# PLATTE



**A premier investment opportunity in Denver's Platte Street neighborhood**





# ONE PLATE



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# Executive Summary



# The Offering

**Jones Lang LaSalle, Inc. (“JLL”), as exclusive advisor, is pleased to present One Platte (the “Property” or “Building”), a premier investment opportunity in Denver’s highly sought-after Platte Street neighborhood.**

One Platte, completed in 2022, is a 248,760 SF cutting-edge asset that redefines modern workplaces. With 88.3% occupancy by high-profile tenants, it offers a compelling blend of stable cash flows, a strong 8.6-year WALT, and significant upside potential.

Situated along Platte Street, one of Denver’s most vibrant and supply-constrained mixed-use districts, this property stands out with its unparalleled amenities and attractive pricing relative to replacement cost. One Platte’s appeal to major tenants is evident, as demonstrated by securing bet365’s U.S. Headquarters—one of Downtown Denver’s largest post-pandemic and new-to-market leases. These features combine to present an exceptional acquisition opportunity for investors seeking a best-in-class asset in a prime location.





# The Offering

Strategically positioned along Platte Street, the Property enjoys unparalleled visibility and signage opportunities along Interstate 25 and immediate access to a wealth of retail, dining, and entertainment options. One Platte's prime setting places it adjacent to Lower Highlands ("LoHi"), one of Denver's top-performing residential and F&B neighborhoods, and near Lower Downtown ("LoDo"), the city's most dense mixed-use submarket. This proximity ensures excellent connectivity to public transportation, newly developed residential areas, and an array of walkable amenities.

**Developed by Shorenstein and Nichols Partnership, One Platte exemplifies modern workplace excellence. As the newest addition to Platte Street and a leading example of the increasingly preferred low-rise boutique-office model, One Platte distinguishes itself through trophy-quality finishes, modern design features, and an unmatched amenity set.**

The Property has already demonstrated its draw, securing two of the largest new private sector leases post-pandemic. This leasing success underscores One Platte's appeal to forward-thinking, high-profile tenants seeking premier office space in Downtown Denver's most supply-constrained mixed-use district.

**This rare offering allows investors to secure one of Denver's most sought-after and well-leased office buildings at a compelling discount to replacement cost.**

- 12' floor-to-ceiling windows
- Adaptable 60,000 SF floorplates
- Lobby lounge & grand stair
- Indoor/outdoor conferencing space
- Rooftop terrace
- State-of-the-art fitness center
- Secure bike storage
- WELL™ BUILDING | LEED® GOLD | Wired Certified | Solar





# Property Summary

**248,760**

Square Feet

**2022**

Year of Construction

**8.6 Years**

WALT

**88.3%**

Leased

**5**

Stories

**12'**

Floor to Ceiling Windows

**12'4"**

Finished Concrete Ceilings

**275K cars/day**

I-25 Signage Visibility

**100%**

Leased Retail

**1.22:1,000 SF**

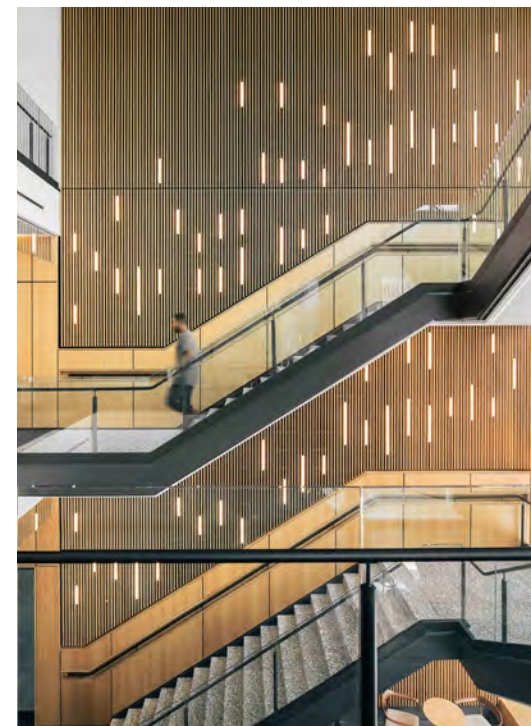
Secure Underground Parking

**WELL™ BUILDING | LEED® GOLD |  
Wired Certified | Solar**

One Platte exemplifies modern design, offering best-in-class amenities and cutting-edge sustainable features in an ideally located, supply-constrained destination market.









# Elevating Work-Life: One Platte's Premier Amenities

One Platte boasts hotel-quality amenities that today's tenants crave. From the stunning rooftop deck to the cutting-edge fitness center, each feature is designed to enhance work-life balance. The inviting lobby lounge and grand staircase, extending up to the third floor, provide seamless connectivity throughout the Building, offering ultimate access to all of One Platte's exceptional features. This thoughtful design creates a highly desirable environment for businesses that prioritizes employee satisfaction and well-being.





# One Platte: Not Just a Building, an Experience

From day to night, One Platte provides it all



## ENERGIZE

Kickstart your day with an invigorating workout in One Platte's state-of-the-art fitness center, followed by a refreshing shower in the spa-like locker rooms.



## FUEL UP

Swing by Kaffe Landskap in the lobby for a nutrient-packed Green Boost Bowl and their signature Ecotone Espresso double shot to power your morning.



## RECHARGE

Savor a gourmet Chicken Kale Pesto Sandwich from Kaffe while soaking up the sun on the scenic rooftop terrace during your lunch break.



## DEVELOP

Participate in a company training session held in One Platte's cutting-edge event center, then network with colleagues in the versatile indoor/outdoor pre-function space.



## SURPRISE

Browse Element Knife's curated collection of global, high-end cutlery to find the perfect personalized gift for a special occasion.



## UNWIND

Conclude your day at The Olive Tiger with a crisp Aperol Spritz during happy hour. For a complete refresh, treat yourself to a stylish haircut while you're there.



# Unparalleled Visibility

One Platte offers tenants an unparalleled branding advantage: prominent visibility to over 275,000 vehicles daily along I-25, Denver's busiest corridor.

This exceptional exposure positions One Platte and its occupants at the forefront of the city's urban landscape. The Building's strategic location and distinctive architecture create an ideal canvas for impactful corporate presence, ensuring tenants stand out in Denver's competitive business environment. This high-profile setting significantly enhances One Platte's value proposition, offering companies a unique opportunity to elevate their brand and make a lasting impression on a vast audience of commuters and visitors daily. bet365 has exterior building signage rights facing both I-25 and Platte Street. Notably, there is an additional sign available on each of these frontages to offer to a new tenant. This rare offering represents a significant value proposition in the market and will be a coveted asset for a future tenant of the Building.





# One Platte: Leading the Way in Sustainable Design



One Platte is a clear example of sustainable design and construction. Boasting WELL Gold, LEED Gold, and Wired certifications, this office development has set a new standard for environmentally conscious and health-focused buildings in the area.



The core of One Platte's sustainability efforts includes addressing energy efficiency, clean transportation, water conservation, and occupant well-being. One Platte's commitment to sustainability involves operational policies that minimize waste and promote responsible resource management.



One Platte not only reduces its environmental impact but also creates a space that enhances the quality of life for its occupants and the surrounding community.

## Key Metrics:

- 12 parking spaces within the garage are equipped with Level II electric car chargers with no charge to tenants.
- The ground level landscaping is irrigated using recycled water supplied by Denver's purple pipe system, offsetting the need for potable water for irrigation by 100%.
- Indoor potable water consumption is reduced by over 30%, when compared to a typical baseline, by using low-flush and flow plumbing fixtures.
- A rooftop photovoltaic system generates an estimated 68,667 kWh annually, offsetting approximately 3% of the Building's total energy consumption.
- As part of the LEED program, the Building has purchasing and waste procedures in place, in addition to an integrated pest management plan and a green cleaning procedure.
- One Platte features an EnVerid HVAC system that improves indoor air quality by continuously removing pollutants from the air, reduces system load, and decreases energy consumption.









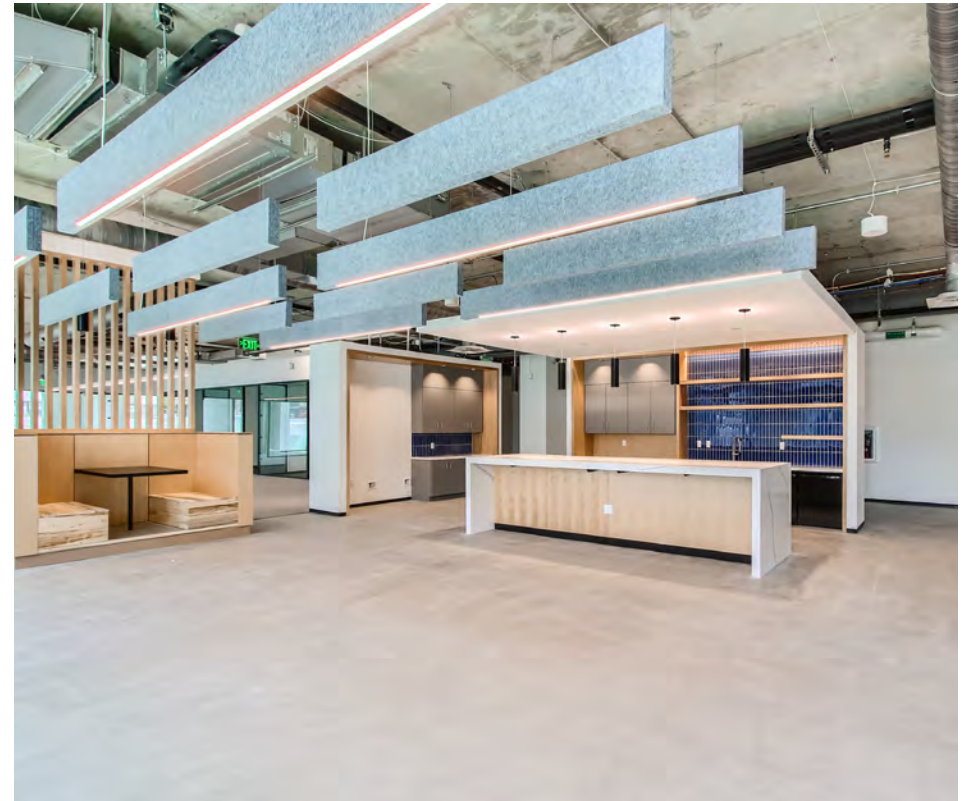
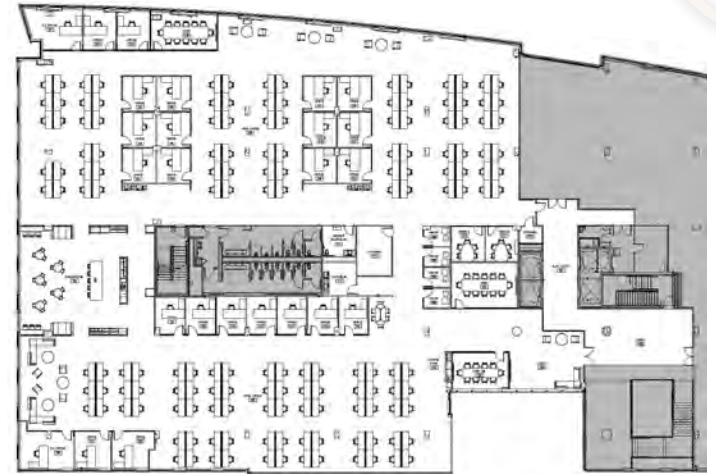
## Opportunity for Immediate Upside:

# One Platte's 2nd Floor Spec Suite

One Platte showcases a fully built-out spec suite on the 2nd floor, offering an exceptional opportunity for investors. The Seller has already invested significant capital into the buildout, creating a move-in ready space that's primed for immediate occupancy. This strategic advantage allows investors to capitalize on swift leasing potential with minimal additional costs, unlocking instant value in this prime asset.

## Suite 200 | Spec Suite

**29,050 SF (divisible) | 25 offices | 5 conference rooms | 4 phone rooms**





# Denver's Largest Leases Land at One Platte

One Platte has established itself as the premier destination for major corporate expansions in Denver's post-pandemic office market, securing two of the largest new leases signed in Downtown Denver: Robinhood and bet365's U.S. Headquarters.

Both companies recognized One Platte's cutting-edge work environment and the vibrant Platte Street neighborhood as critical assets for their ambitious growth strategies. **Notably, bet365 chose One Platte for its U.S. headquarters and is swiftly advancing toward its goal of employing 1,000 people at this location.** Their selection of One Platte, viewing both the Building and its surroundings as key factors in their ability to successfully recruit and retain employees, highlights the Property's exceptional appeal. This further solidifies One Platte's position as a pivotal location for corporate success and expansion in the region.

The logo for bet365, with 'bet' in dark green and '365' in yellow.

119,771 SF

**“The Mile High City and its thriving business community is the ideal location to launch the next chapter in our company’s future, and we’re excited to create an industry-leading, innovative workplace in our new home.”**

**bet365 Spokesperson**

The logo for Robinhood, with the word 'Robinhood' in green and a green arrow icon to the right.

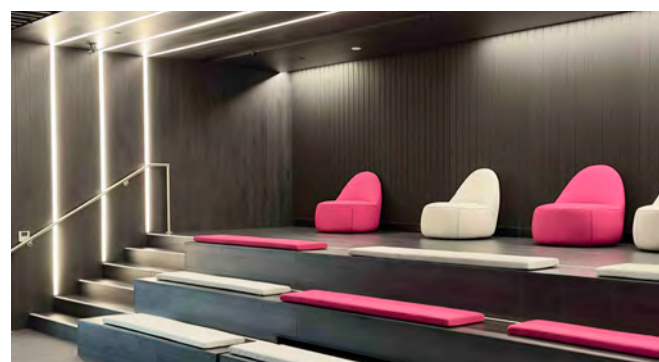
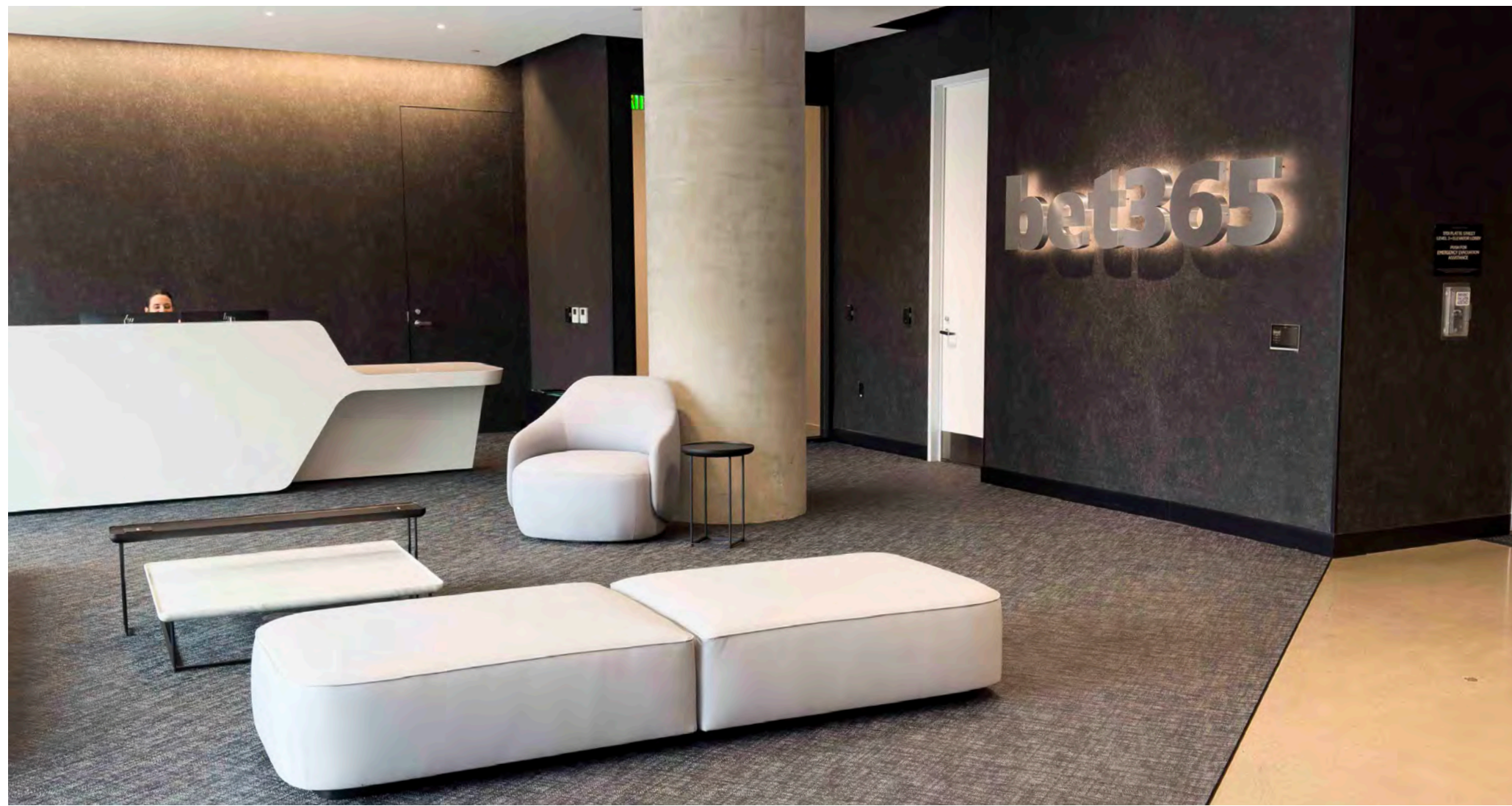
119,811 SF\*

**“The breadth of highly-skilled and diverse talent in Denver across both of these industries make the city a natural fit for Robinhood.”**

**Gretchen Howard, COO**

\*Original leased SF at One Platte







## Platte Street:

# Cherry Creek North's Downtown Counterpart

Platte Street, nestled between LoDo and LoHi, epitomizes Denver's urban evolution, rivaling the renowned Cherry Creek North as one of the best micro-markets in Denver. **Platte Street's vibrant mixed-use neighborhood captures the essence of what attracts young professionals to the Mile High City: an unparalleled blend of work, life, and play.**

With its eclectic mix of modern office spaces, artisanal eateries, boutique retail, and residential options, **Platte Street offers a dynamic, 7-day-a-week ecosystem that has become the gold standard for urban living and working in Denver.**

### Compelling Discount: 32% discount to Cherry Creek's rents

Emerging as Downtown Denver's most coveted micro-market, Platte Street is uniquely supply-constrained, boasting only 9 office buildings across 1,044,850 SF. This scarcity has heightened its appeal, attracting both established headquarters and emerging market leaders seeking a prestigious address. The area has cultivated a European-inspired neighborhood feel that resonates with the city's workforce, offering over two dozen retailers and restaurants within walking distance.

**The authenticity of Platte Street, combined with its thoughtfully cultivated mixed-use environment, echoes the success of Cherry Creek North while offering a 32% discount to Cherry Creek's rents.**

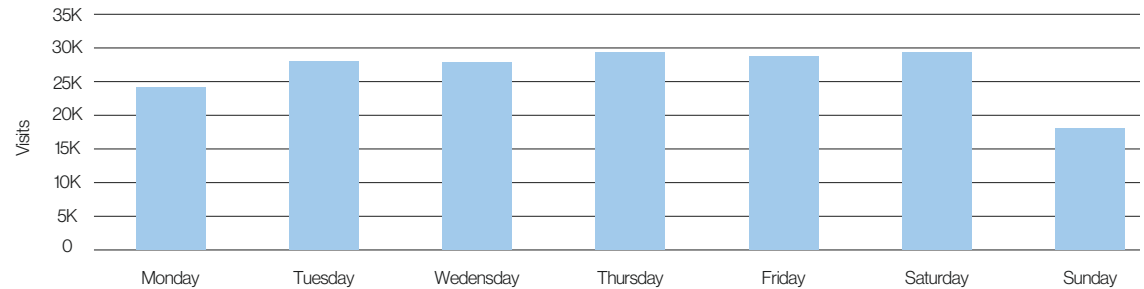
**Exclusive  
Office Market:**  
Only 1,044,850 SF  
across 9 buildings

**Thriving Retail  
Ecosystem:**  
Over two dozen  
retailers & restaurants

**Integrated Living:**  
15,000 homes  
within a  
10-minute walk

**Nature at Your  
Doorstep:**  
Adjacent to South Platte  
River & Commons Park

PLATTE STREET'S 7-DAY-A-WEEK ECOSYSTEM



Source: Placer.ai





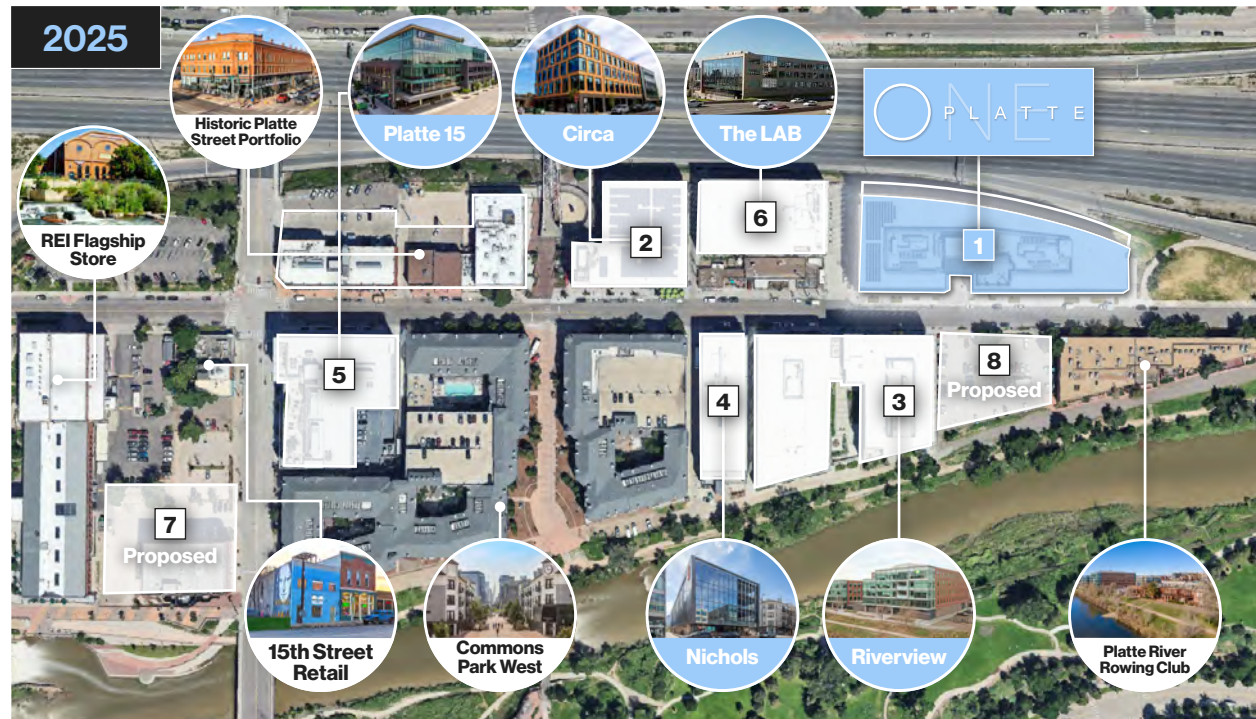
# Platte Street's Metamorphosis

Platte Street's transformation since 2010 has been remarkable, with over 900,000 SF of curated office space and prime ground-floor retail added since 2015 alone. This revitalization has created a vibrant, mixed-use urban hub that attracts diverse businesses and patrons alike.

The area's future development potential is severely limited. Riverpoint, the only proposed office project, remains years from groundbreaking. The other remaining site on Platte Street is slated for hotel or multifamily, and is constrained by a ground lease.

**In this highly supply-constrained micro-market, One Platte stands out as the newest, highest-quality building with no comparable developments on the horizon.** This scarcity of developable sites significantly enhances One Platte's value, positioning it as a premier asset in Platte Street's thriving ecosystem.

Property Name	Year Built	SF	Occupancy
1 One Platte	2022	248,760	88%
2 Circa	2017	98,481	100%
3 Riverview	2018	202,536	100%
4 Nichols Building	2015	127,308	90%
5 Platte 15	2019	156,915	82%
6 The LAB	2015	79,589	37%
<b>Total</b>		<b>913,589</b>	<b>87%</b>
7 Riverpoint (office)	Proposed	211,518	N/A
8 Potential hotel/multi	Proposed	TBD	N/A





# One Platte's Dual-Neighborhood Advantage

One Platte stands at the nexus of Denver's urban renaissance, where Platte Street's boutique charm meets LoDo's vibrant energy. **This strategic location offers a unique balance: the extensive amenities and transportation links of a major urban center, coupled with an intimate, community-oriented environment.** By bridging these two distinctive areas, One Platte captures the best of both worlds, appealing to modern workforce preferences and positioning itself as a premier destination for businesses seeking a dynamic, well-connected, and distinctive office environment.





# Platte Street's 7-Day-a-Week Ecosystem

The rich mix of amenities that surround One Platte not only enhances the work-life balance for tenants but also fuels the area's dynamic, 7-day-a-week ecosystem. The proximity and variety of these establishments underscore One Platte's position as the cornerstone of one of Denver's most exciting and livable mixed-use neighborhoods.

**The retail at One Platte is 100% leased to a diverse set of destination retailers.**



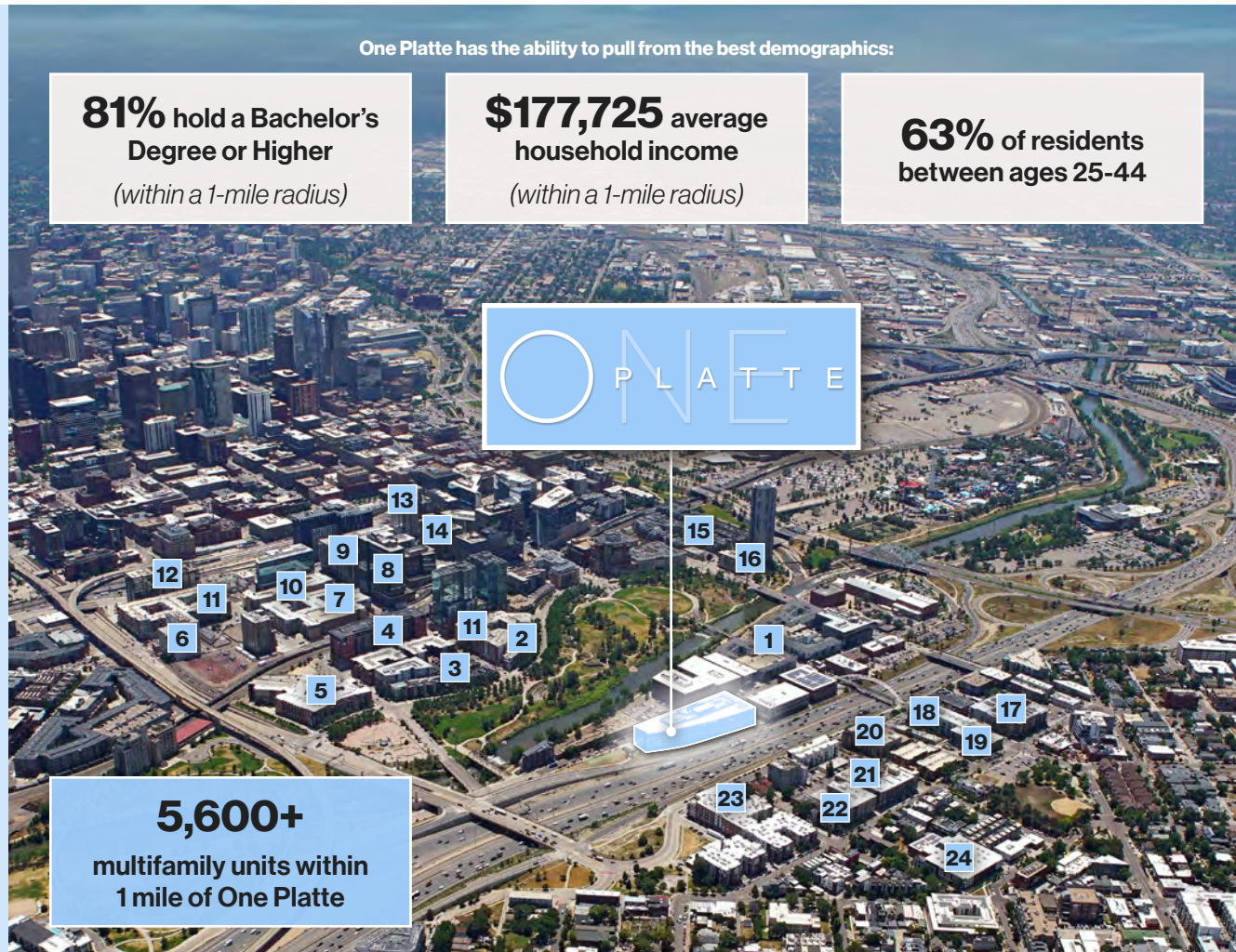


# Platte Street's Ideal Access to Employees

**Platte Street offers unparalleled access to a vibrant, young, and highly educated workforce.** Just half a mile from the thriving LoHi, Highlands and Jefferson Park neighborhoods with its 17,875 residents and median age of 33.6, Platte Street taps into an ideal concentration of target employees. The area boasts over 5,600 multifamily units within one mile of One Platte, solidifying the supply of nearby talent.

The neighborhood's demographics underscore its attractiveness to employers: 81% of residents hold a Bachelor's degree or higher, the average household income is \$177,725, and 63% of residents are between ages 25-44. This combination of education and youthful energy creates an ideal talent pool for businesses.

Building	Address	Units
1 Commons Park West	1550 Platte St	339
2 AMLI Riverfront Green	1750 Little Raven St	304
3 1880 Little Raven	1880 Little Raven St	161
4 The Manhattan by Windsor	1801 Bassett St	391
5 AMLI Riverfront Park	1900 Little Raven St	242
6 Mercer at Union Station	2059 19th St	232
7 City House Apartments	1801 Chestnut St	281
8 Jasper Towers	1777 Chestnut Pl	508
9 Sentral Union Station	1770 Chestnut Pl	579
10 Ashley Union Station	1850 Chestnut Pl	107
11 Alara Union Station	1975 19th St	314
12 The Pullman	1959 Wewatta St	168
13 Griffis Platform Union Station	1650 Wewatta St	287
14 Cadence Union Station	1920 17th St	219
15 The Station at Riverfront Park	1460 Little Raven St	273
16 The Confluence	1441 Little Raven St	289
17 Line 28 at LoHi	1560 Boulder St	130
18 Modera LoHi	2555 16th St	132
19 1600 Boulder	1600 Boulder St	29
20 Prospect on Central	1661 Central St	64
21 Studio LoHi Apartments	2555 17th St	114
22 B Street LoHi	1736 Boulder St	73
23 Centric LoHi by Windsor	2525 18th St	302
24 The Kasserman	2680 18th St	100
<b>Total</b>		<b>5,638</b>





# Platte Street Attracts Top-Tier Tenants

Platte Street has emerged as the preferred location for major corporate moves. Platte Street has not only drawn tenants from other submarkets but has also become a preferred location for corporate headquarters. Notable companies such as BPX Energy, Xero, Velocity Global\*, and bet365\* have established headquarter offices here, underscoring the area's appeal to high-profile businesses.



143,000 SF

Headquarters | New to market



119,771 SF

U.S. Headquarters | New to market



67,800 SF

Relocation from LoDo



57,800 SF

Strategic location retained



31,300 SF

Americas Headquarters | New to market



30,500 SF

Relocation from Southeast Suburbs



17,530 SF

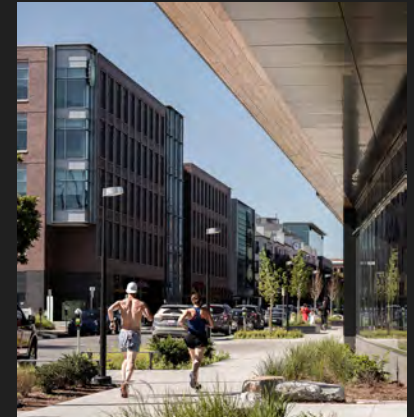
Headquarters | Relocation from RiNo



12,500 SF

Expansion and relocation

\*Tenant at One Platte



**“One Platte is well-located near restaurants and amenities with excellent access to public transit and walking and biking trails. This reflects our commitment to our people, our clients, and the Front Range.”**

**Joe Brunzman**

McCarthy Building Companies\* | Senior Vice President and Colorado business unit leader







# The Reorientation of Downtown Denver

## A New Urban Axis

As we witness the evolution of downtown Denver, a significant reorientation is underway, reshaping the city's urban core. The announcements of the Ball Arena and River Mile redevelopments are catalyzing a pivotal shift in the city's landscape. This transformation will tilt Downtown Denver on its axis, redirecting the flow of business, entertainment, and recreation. The traditional orientation of the CBD is giving way to a more dynamic, multi-directional urban fabric that extends further west.

**In this emerging urban landscape, One Platte stands to benefit significantly. The Platte Street neighborhood, already a vibrant and desirable location, will see its importance further solidified as it becomes more centrally positioned within this new urban axis.**



### Ball Arena Redevelopment

Denver City Council has approved the 55-acre KSE-Ball Arena Redevelopment. The project will encompass ±10M SF of mixed-use development, primarily consisting of retail and residential spaces, with a limited allocation proposed for office use. The project will replace existing land currently used as parking lots and will better connect Ball Arena to downtown Denver.

### Wynkoop Crossing

Wynkoop Crossing will be a pedestrian and bicycle-friendly crossing over Speer Boulevard, connecting the Ball Arena redevelopment with the rest of downtown Denver.



# Investment Highlights

## Premier Location

Strategically positioned on Platte Street, bridging Denver's LoDo and LoHi neighborhoods.

## Trophy Asset Quality

Completed in 2022 with state-of-the-art amenities, including a rooftop terrace, 12' floor-to-ceiling windows, fitness, event space, and WELL Gold, LEED Gold, and Wired certifications.

## Strong Tenant Mix

88.3% leased to high-profile tenants, including bet365's U.S. Headquarters.

## Attractive Fundamentals

8.6-year WALT with below-market rents, offering significant upside potential.

## Leasing Upside

2nd floor spec suite is complete with buildout costs already invested by Seller allowing for low-cost near-term lease-up. Additionally, the Robinhood buyout/backfill on the 5th floor offers 12.3% mark-to-market, ability to use buyout dollars to fund buildout, and opportunity to extend WALT. Only two other Class A buildings across Platte Street and LoDo can provide 60,000 SF before 2027.

## Discount to Replacement Cost

Available at a compelling discount to replacement cost, estimated in excess of \$690/SF.

## Leasing Success

Secured Robinhood and bet365's U.S. Headquarters, representing two out of the three largest new leases signed in Downtown Denver post-pandemic.

## Scarcity-Driven Value

The absence of planned developments and limited buildable sites in Platte Street and LoDo strengthen One Platte's long-term value.

## Urban Connectivity

Exceptional accessibility with immediate access to major transit arteries, light rail, and extensive bike paths.





## Office Investment Advisors

### Mark Katz

Senior Managing Director

mark.katz@jll.com | +1 847 274 3316

JLL Capital Markets, Denver

### Hilary Barnett

Senior Director

hilary.barnett@jll.com | +1 303 515 8037

JLL Capital Markets, Denver

### Larry Thiel

Managing Director

larry.thiel@jll.com | +1 303 515 8032

JLL Capital Markets, Denver

### Sean Whitney

Senior Director

sean.whitney@jll.com | +1 303 515 8036

JLL Capital Markets, Denver

## Financing

### Leon McBroom

Denver Office Co-Head,

Senior Managing Director

leon.mcBroom@jll.com | +1 303 515 8008

JLL Capital Markets, Denver

## Leasing

### Jamie Gard

Vice Chairman

jamie.gard@nmrk.com | +1 303 260 4341

Newmark, Denver

### Jeff Castleton

Executive Managing Director

jeff.castleton@nmrk.com | +1 303 260 4391

Newmark, Denver

## Analytical & Production Support

### David Mega

Analyst

david.mega@jll.com | +1 339 224 3887

JLL Capital Markets, Denver

### Carter Brown

Analyst

carter.brown@jll.com | +1 410 952 6616

JLL Capital Markets, Denver

### Amy Noble

Senior Graphic Designer

amy.noble@jll.com | +1 303 515 8087

JLL Capital Markets, Denver

### Jessy Chulick

Production Associate

jessy.chulick@jll.com | +1 303 515 8004

JLL Capital Markets, Denver