



SEEKING NEW HORIZONS

EXPLORERS WELCOME

The Link is where historic downtown Denver meets the modern world. Large block availability of eleven contiguous floors, hospitality-style amenities and uniquely designed collaborative spaces create opportunities for a wide range of tenants to branch out and find inspiration.

STRUCTURAL FEATURES

227K RSF
large block
availability.

19K RSF
open, typical
floor plates.

12 FLOORS
of AA-Class
office space
and amenities.

13"4' FT
slab-to-slab
ceilings and
window lines.



FEATURES

LIVING ROOM LOBBY

Whether enjoying a coffee while working at the cafe bar, relaxing by the fireplace with a glass of wine, or playing a game of pool in the lounge, this living-room inspired lobby is a modern, casual, communal space fit for work or play.





FEATURES

FLEXIBLE MEETING SPACES

The Link offers multiple technology-equipped facilities perfect for company meetings and events.

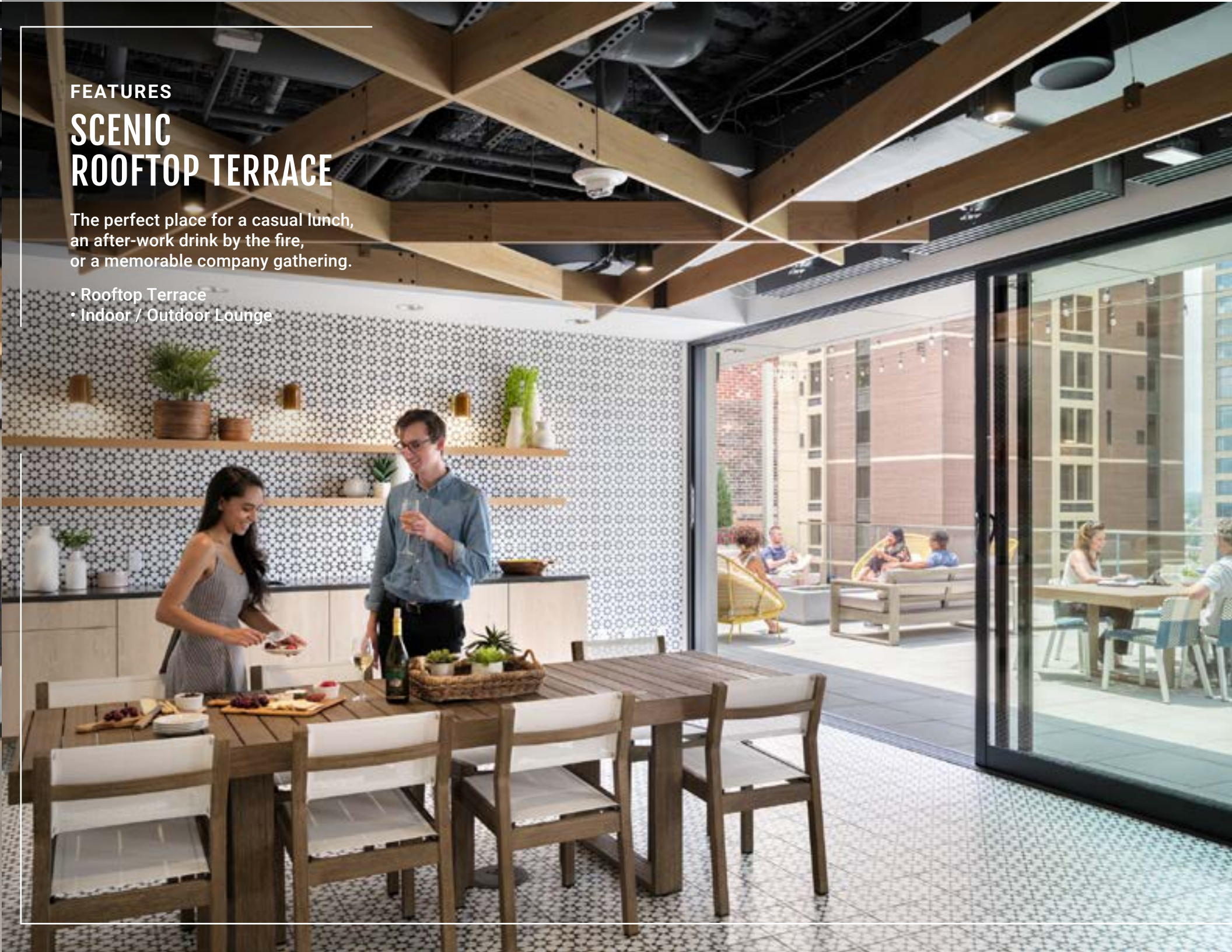
- Board Room, 22 Occupants
- Training Center, 35 Occupants
- Pre-function Lounge


FEATURES

SCENIC ROOFTOP TERRACE

The perfect place for a casual lunch, an after-work drink by the fire, or a memorable company gathering.

- Rooftop Terrace
- Indoor / Outdoor Lounge



A wide-angle photograph of a modern fitness center. In the foreground, a man in a grey tank top and shorts is using a cable machine. To his right, a woman in a pink top and black leggings is also using a cable machine. In the background, two women are running on treadmills. The gym has a dark floor, blue walls with circular patterns, and bright overhead lights.

FEATURES

MODERN WELLNESS CENTER

Enjoy the views and abundant natural light in this state-of-the-art fitness center. Fully equipped with an open-air yoga studio, Peloton indoor bikes, and a spa-inspired locker room.



FEATURES

EXPANSIVE FLOOR PLATES

Take in beautiful views of downtown Denver through The Link's continuous floor-to-ceiling window line, and enjoy the wide-open office space offered by 13'4" slab-to-slab ceilings and highly-efficient floor plates.

CITY VIEWS & BEYOND

The Link's glass curtain window structure allows for unobstructed views of Denver's cityscape and beyond. Imagine seeing sweeping views of the Denver skyline from your desk.





FLOOR PLANS

GROUND FLOOR

- **MEETING SPACES**
Board Room, 22 Occupants
Training Center, 35 Occupants
Pre-function Lounge
- **LIVING ROOM LOBBY**
Cafe Bar
Fireplace
Lounge Seating
Concierge Desk
- **INDOOR BIKE HUB**
24 Spaces
- **PARKING & LOADING**
Full Valet Parking
Loading Dock

SECOND FLOOR
AMENITY SPACE

6,165 RSF

METRICS	
Training Center:	130 Occupants
Focus Rooms:	04
Pre-function Space:	01
Pantry:	01



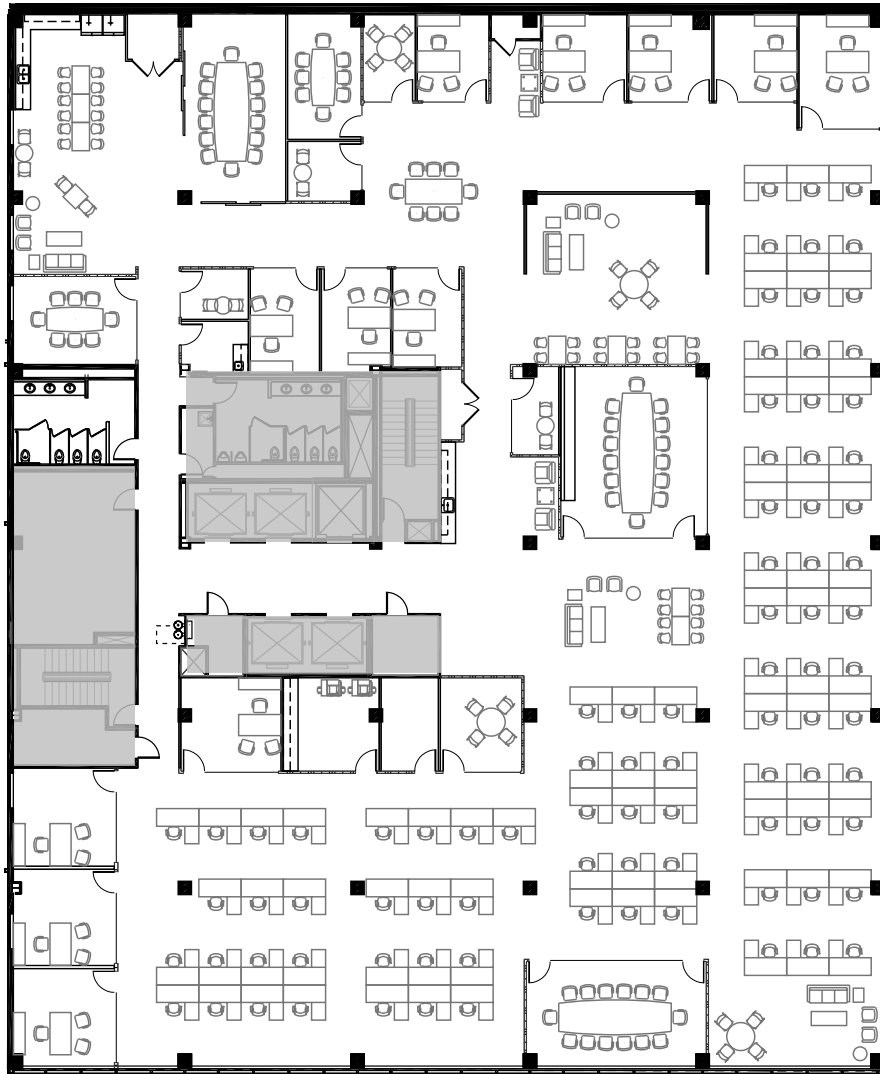
HYPOTHETICAL PLAN
SUITE 230

7,941 RSF

METRICS	
Private Offices:	04
Work Stations:	39
Employee Headcount:	43
RSF per Employee:	185 RSF

SUITE 230
7,941 RSF





HYPOTHETICAL PLAN THIRD FLOOR

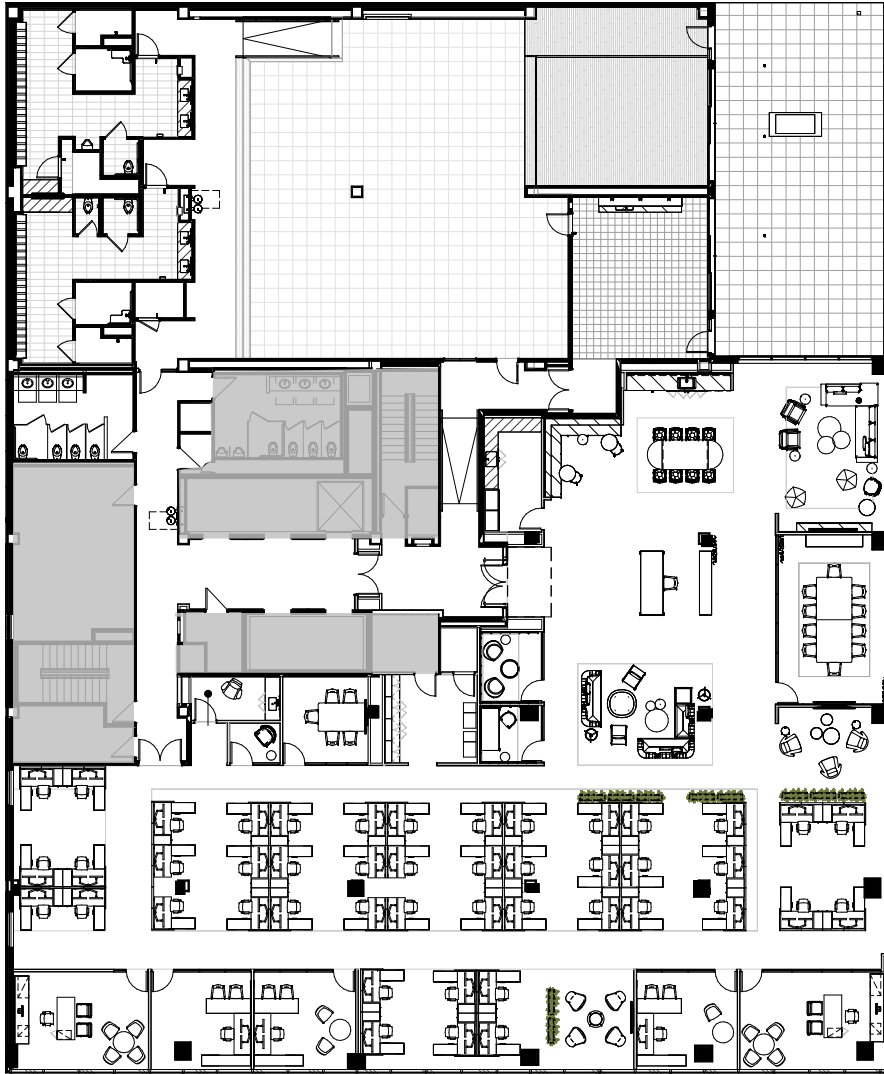
20,569 RSF

METRICS	
Private Offices:	12
Work Stations:	90
Employee Headcount:	102
RSF per Employee:	202 RSF



FLOOR PLANS TWELFTH FLOOR

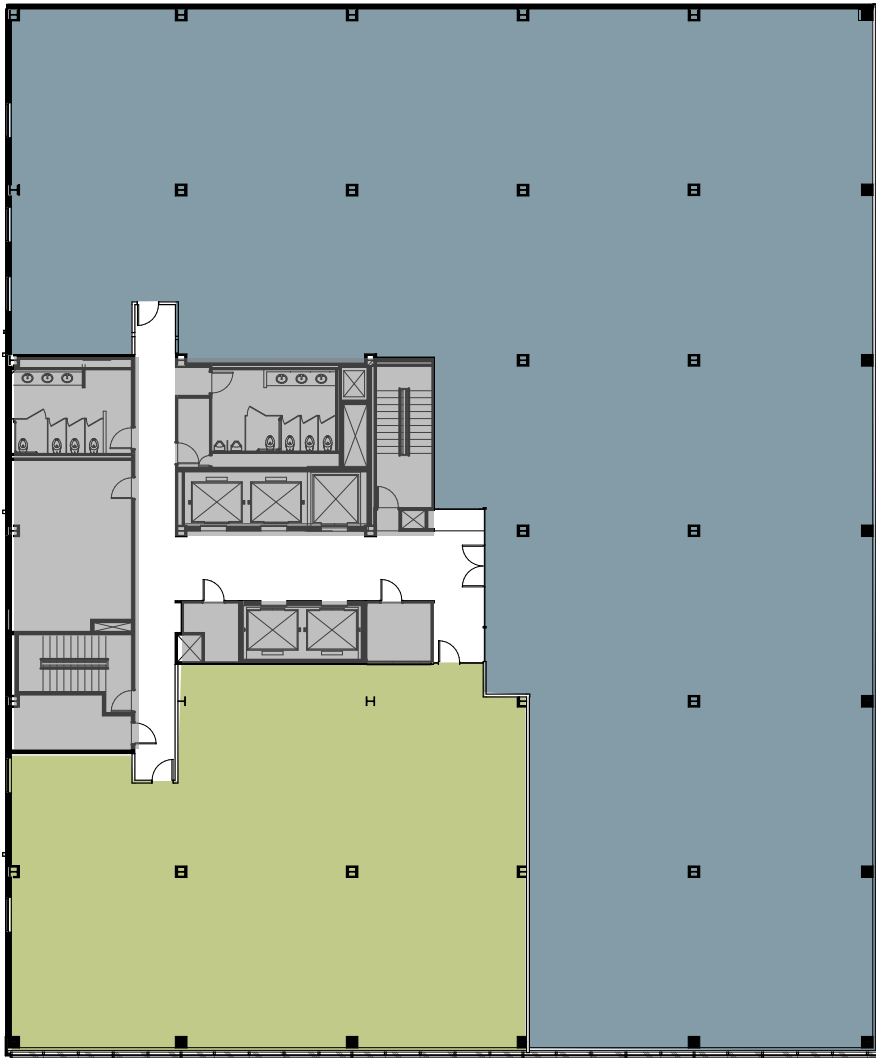
- **TERRACE**
Fireplace
Meal Seating
Indoor / Outdoor Lounge
Available for Private Events
Downtown and Sunset Views
- **STATE-OF-THE-ART
FITNESS CENTER**
Open-Air Yoga Studio
Peloton Bikes
Training Equipment
Spa-Inspired Locker Rooms
- **TENANT SPACE**
Approx. 11,460 RSF
Floor-To-Ceiling Windows
13'4" Slab-To-Slab Ceilings



HYPOTHETICAL PLAN TWELFTH FLOOR

11,460 RSF

METRICS	
Private Offices:	05
Work Stations:	46
Focus / huddle rooms:	08
Reception:	01
Wellness:	01
Lounge:	01
Pantry:	01
Employee headcount:	52
RSF per employee:	220 RSF



FLOOR PLANS

TWO TENANT

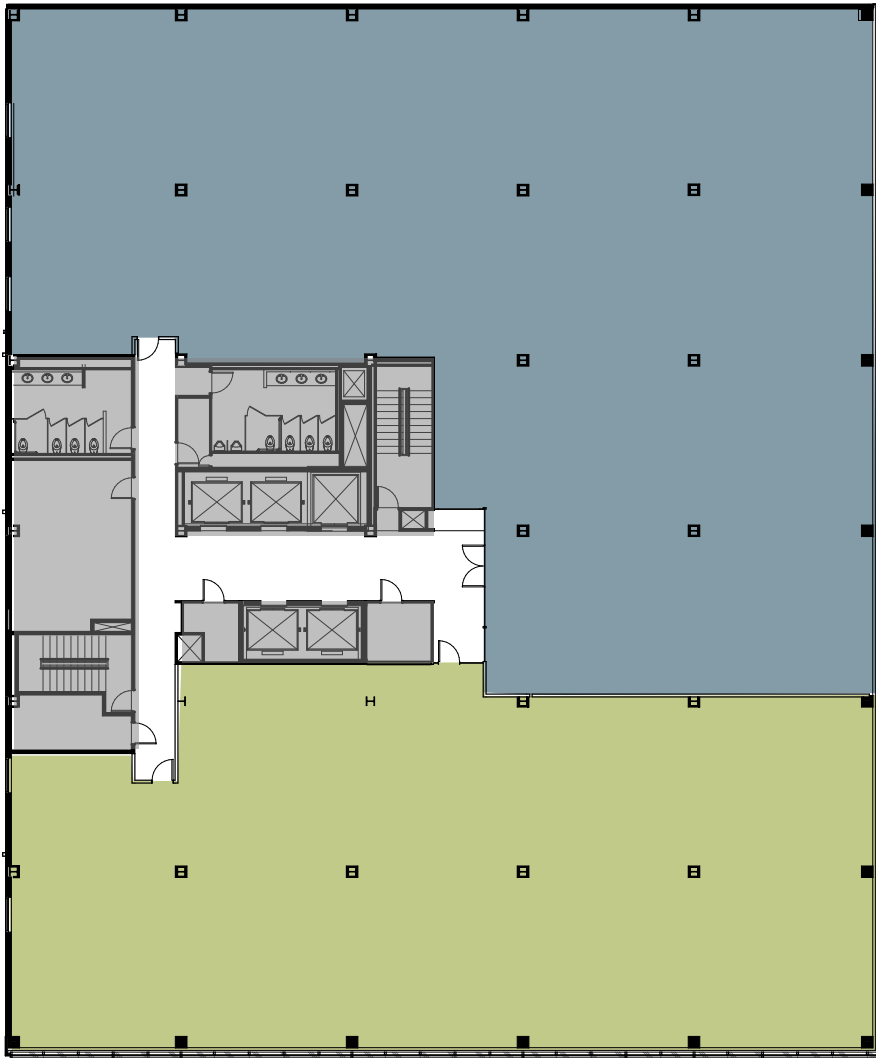
DEMISING OPTION A

FEATURES

Floor-To-Ceiling Windows
13'4" Slab-To-Slab Ceilings

● **TENANT A**
Approx. 15,500 RSF

● **TENANT B**
Approx. 5,200 RSF



FLOOR PLANS

TWO TENANT

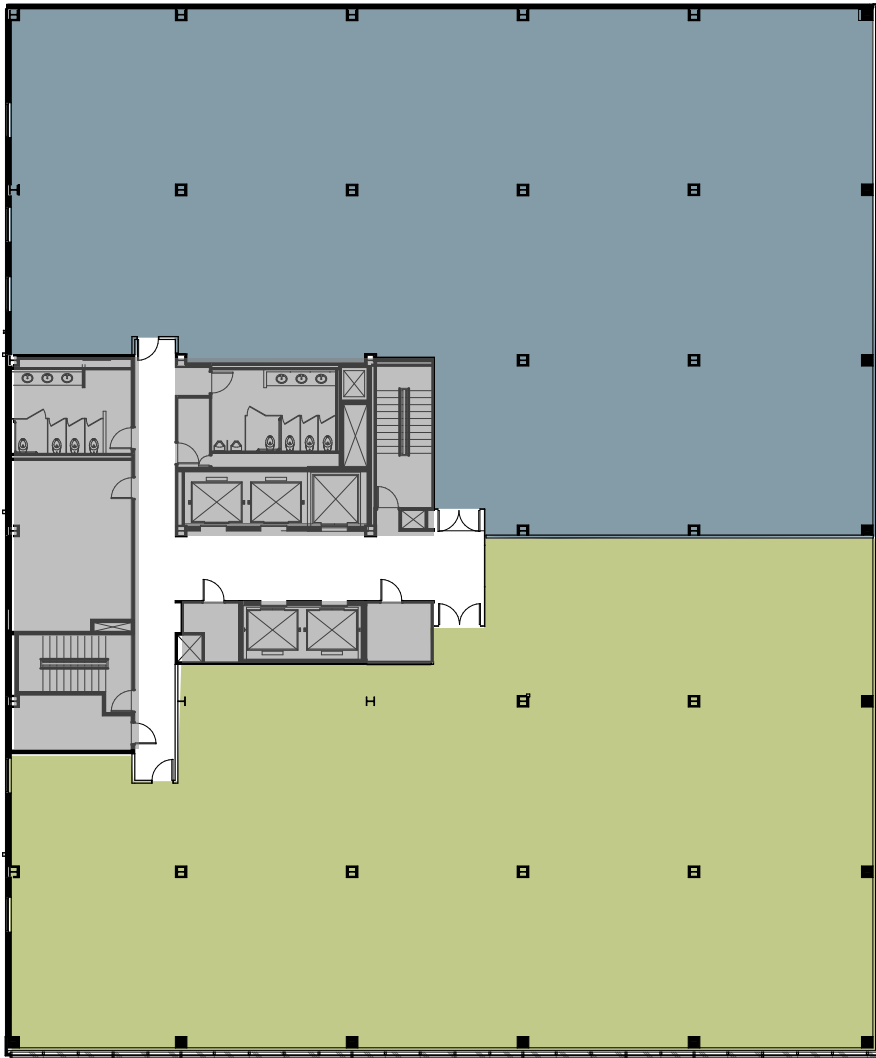
DEMISING OPTION B

FEATURES

Floor-To-Ceiling Windows
13'4" Slab-To-Slab Ceilings

● **TENANT A**
Approx. 12,000 RSF

● **TENANT B**
Approx. 8,700 RSF



FLOOR PLANS

TWO TENANT

DEMISING OPTION C

FEATURES

Floor-To-Ceiling Windows
13'4" Slab-To-Slab Ceilings

● **TENANT A**
Approx. 10,350 RSF

● **TENANT B**
Approx. 10,350 RSF



EASILY REACHED

Walk, ride, bike, or drive. The Link is conveniently located near major freeways, the 16th Street Mall bus line, Light Rail stations, Denver's historic Union Station, and the Cherry Creek cycling trail. In addition, there are plenty of nearby parking options, as well as an on-site robotic lift for executive parking.

LOCAL AMENITIES

RESTAURANTS

1. 1515 Restaurant
2. Avelina
3. Bistro Vendôme
4. The Capital Grill
5. ChoLon
6. Edge Restaurant & Bar
7. Ellyngton's
8. Elway's
9. Fogo de Chão
10. Green Russell
11. Guard and Grace
12. Jax Fish House & Bar
13. The Kitchen Denver
14. Mercantile Dining & Provisions
15. The Nickel
16. Ocean Prime
17. The Oceanaire Seafood Room
18. Osteria Marco
19. Panzano
20. Rioja
21. Rodizio Grill
22. Russell's Smoke House
23. Ruth's Chris Steak House
24. Stoic & Genuine
25. TAG
26. Tamayo
27. Urban Farmer
28. Venice Ristorante & Wine Bar

ATTRACTIONS







29. Civic Center Park
30. Denver Pavilions
31. Museum of Contemporary Art Denver
32. Sculpture Park
33. Skyline Park

LODGING

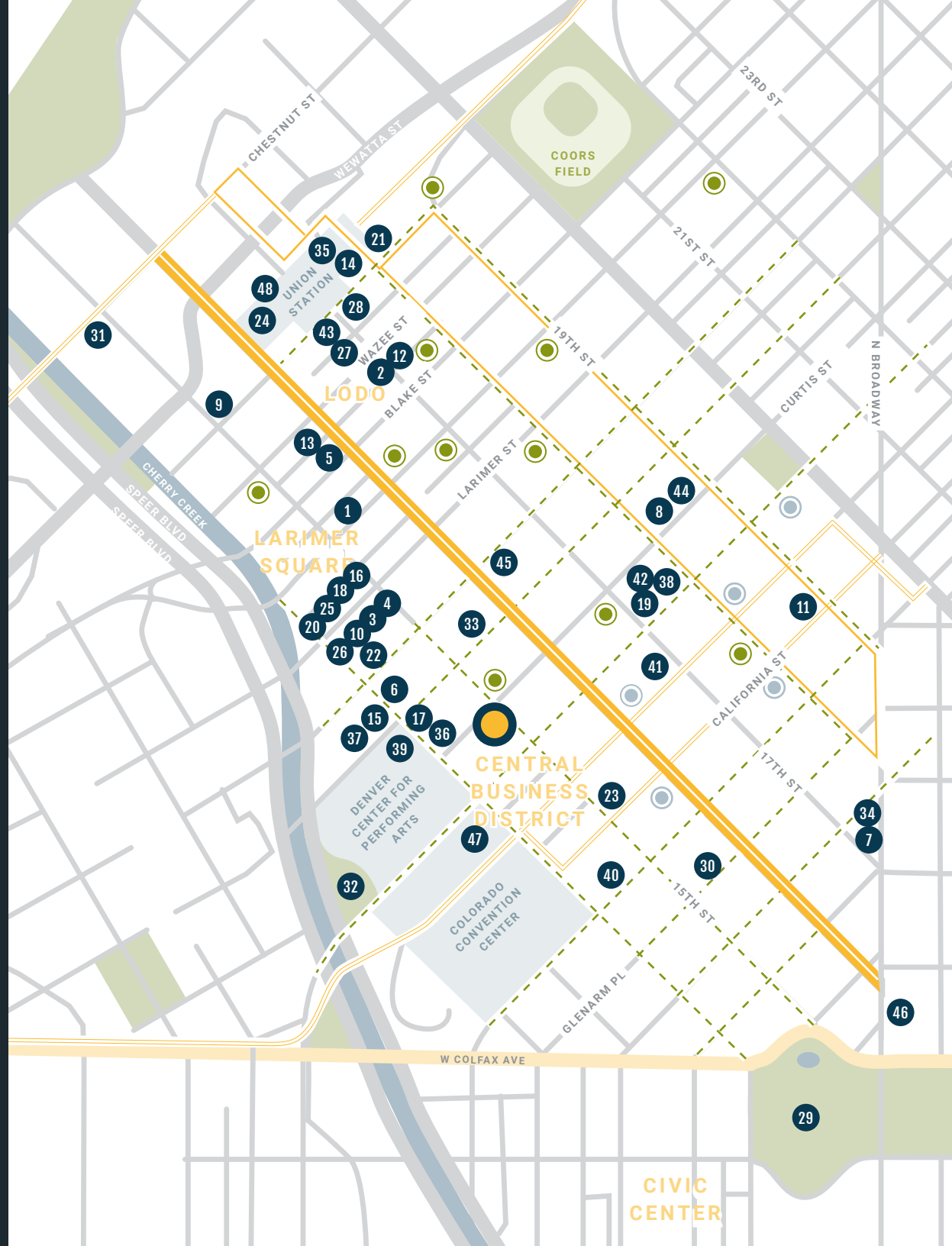
34. The Brown Palace
35. The Crawford
36. The Curtis Double Tree
37. Four Seasons
38. Hotel Monaco
39. Hotel Teatro
40. Hyatt Regency
41. Magnolia Hotel
42. Marriott Denver City Center
43. The Oxford
44. The Ritz-Carlton
45. The Westin

TRANSPORTATION

46. Civic Center Station
47. Convention Center Station
48. Denver Union Station

-  16th Street Free MallRide
-  Free MetroRide
-  Light Rail Lines
-  Bike Lanes
-  Light Rail Station
-  B-Cycle Station

 **The Link**
1490 Curtis Street





WHERE INSPIRATION THRIVES

Located in Denver's theater district, The Link is steps away from the world-class Denver Center for the Performing Arts as well as an abundance of parks, retail stores, restaurants and coffee shops. Grab dinner on the 16th Street Mall, shop at Larimer Square, or catch an after-work show at Buell Theater --- the out-of-office options are endless.





LEASING

**JAMES
ROUPP**

+1 303 217 7947
James.Roupp@am.jll.com

**JULIE
RHOADES**

+1 303 542 1520
Julie.Rhoades@am.jll.com

**MADDY
STEVENSON**

+1 303 542 1514
Maddy.Stevenson@am.jll.com



1490 CURTIS STREET DENVER, CO | THELINKDENVER.COM