

# THE link

DENVER



1490 CURTIS STREET DENVER, CO

# SEEKING NEW HORIZONS

## EXPLORERS WELCOME

The Link is where historic downtown Denver meets the modern world. Large block availability of ten 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

**170K RSF**  
large block  
availability.

**20K SF**  
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, CAFE, & BAR

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.

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

- Board Room, 50 Occupants
- Training Center, 40 Occupants
- Pre-function lounge with multiple breakout rooms
- Conference Room, 10 occupants



## 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

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.



## 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.



## 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.



# LOCAL AMENITIES



## RESTAURANTS

The Capital Grill  
 BAO Brewhouse  
 NADC Bruger  
 Ocean Prime  
 Rioja  
 Edge Restaurant & Bar  
 The Nickel  
 Osteria Marco  
 Ruth's Chris Steak House  
 TAG  
 Tamayo



## HOTELS

Aloft Denver Downtown  
 Embassy Suites by Hilton  
 The Curtis Double Tree  
 Hotel Teatro  
 Renaissance Downtown City Center Hotel  
 Magnolia Hotel  
 Kimpton Hotel Monaco  
 Residence Inn by Marriott  
 The Westin  
 Hyatt Centric Downtown  
 Hyatt Regency at Colorado Convention Center  
 Homewood Suites by Hilton  
 Sonesta Downtown  
 Hyatt Place Downtown  
 The Slate Hotel  
 Staybridge Suites by IHG  
 AC Hotel



## PARKING

Denver Performing Arts Complex Parking  
 Curtis Hotel Parking  
 Colorado Convention Center Parking  
 Larimer Square Garage  
 Hotel Teatro  
 Independence Plaza  
 1635 Stout St. Garage  
 Tabor Center



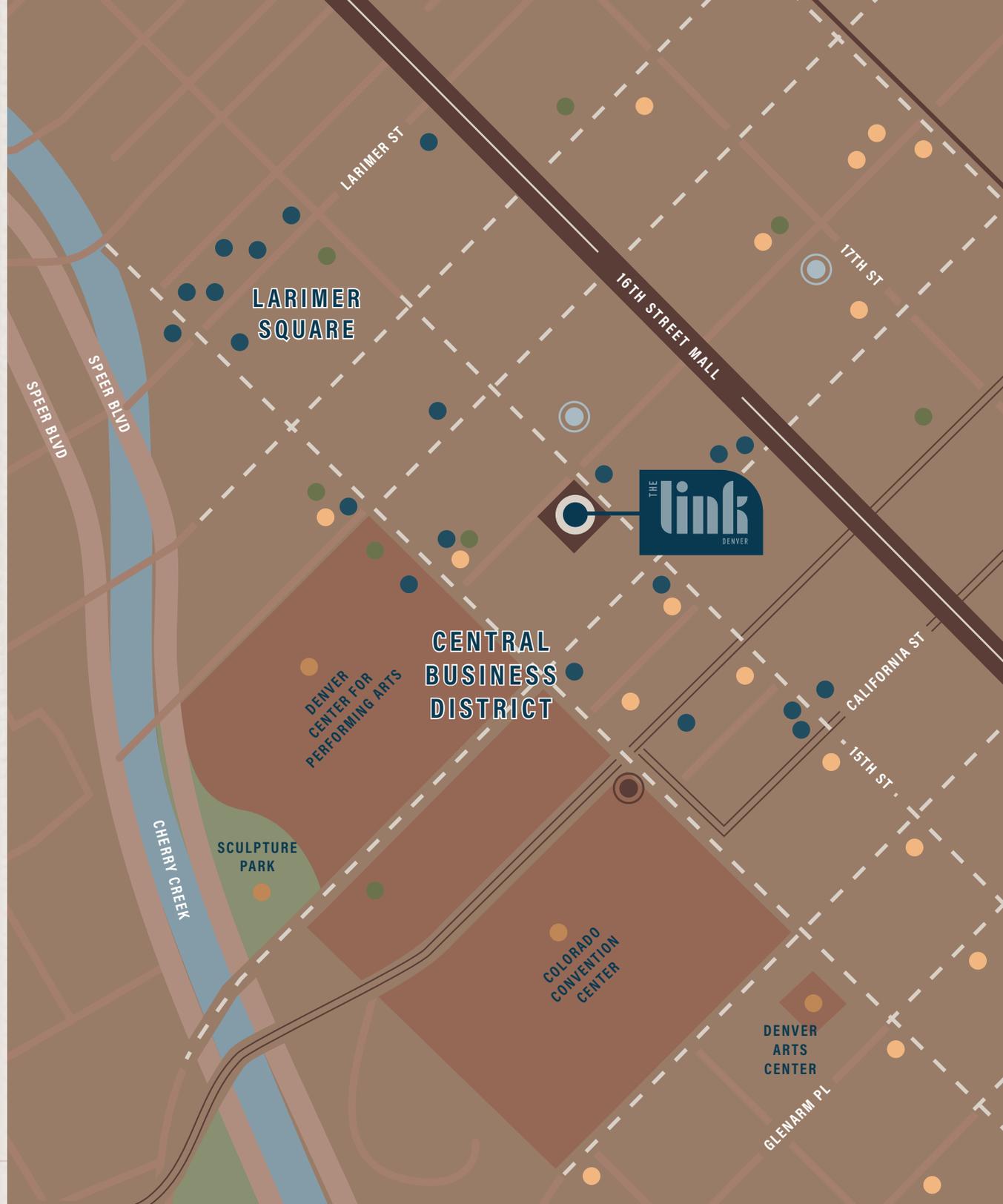
## ATTRACTIONS

Civic Center Park  
 Denver Arts Center  
 Denver Pavilions  
 Museum of Contemporary Art Denver  
 Sculpture Park  
 Skyline Park



## TRANSPORTATION

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





# 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.



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