

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

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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



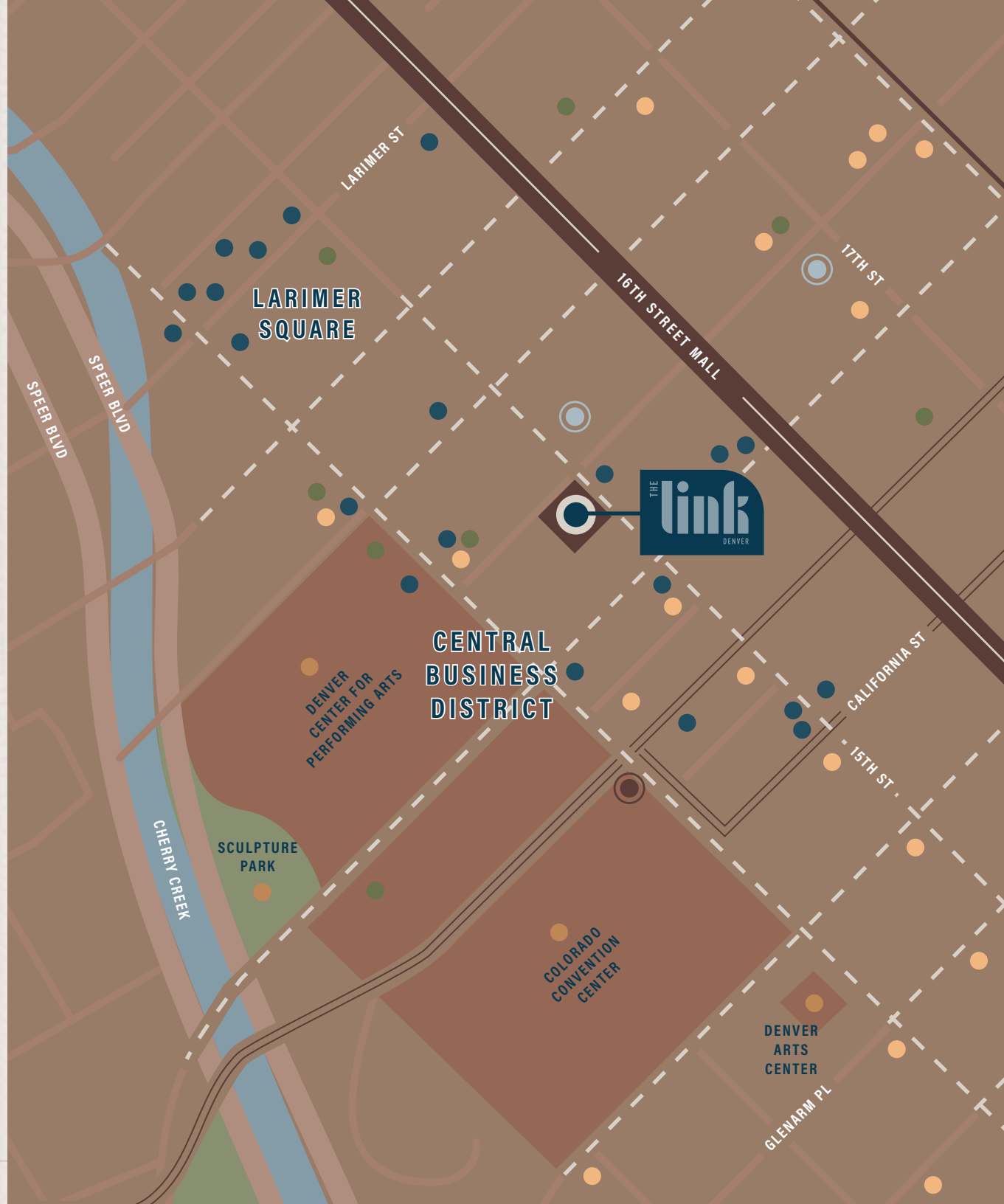
Light Rail Lines



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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LEASING

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